

4th Quarter 2015

Potomac, MD

Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$132,001,706	\$127,299,400	3.69%
Avg Sold Price	\$1,056,014	\$1,018,395	3.69%
Median Sold Price	\$915,000	\$849,000	7.77%
Units Sold	125	125	0.00%
Avg Days on Market	92	90	2.22%
Avg List Price for Solds	\$1,110,816	\$1,070,842	3.73%
Avg SP to OLP Ratio	94.2%	93.7%	0.50%
Ratio of Avg SP to Avg OLP	93.0%	91.7%	1.44%
Attached Avg Sold Price	\$727,444	\$732,200	-0.65%
Detached Avg Sold Price	\$1,122,360	\$1,072,909	4.61%
Attached Units Sold	21	20	5.00%
Detached Units Sold	104	105	-0.95%

Financing (Sold)

Assumption	0
Cash	29
Conventional	87
FHA	1
Other	8
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	23
11 to 20	13
21 to 30	8
31 to 60	27
61 to 90	11
91 to 120	9
121 to 180	14
181 to 360	11
361 to 720	5
721+	1

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	1	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	5	6	1	0	1	4	0
\$600K to \$799,999	0	0	3	7	26	2	0	18	2	0
\$800K to \$999,999	0	0	2	0	12	3	0	23	4	0
\$1M to \$2,499,999	0	0	0	1	48	1	0	84	6	0
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	24	0	0
\$5,000,000+	0	0	0	0	0	0	0	8	0	0
Total	0	1	6	13	98	7	0	159	16	0
Avg Sold Price	\$0	\$110,800	\$712,983	\$691,309	\$1,147,423	\$882,643	\$0			
Prev Year - Avg Sold Price	\$710,000	\$0	\$596,667	\$673,227	\$1,090,648	\$908,167	\$596,500			
Avg Sold % Change	0.00%	0.00%	19.49%	2.69%	5.21%	-2.81%	0.00%			
Prev Year - # of Solds	1	0	3	11	101	6	3			