

## 4th Quarter 2015

Silver Spring, MD

## Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$274,821,692	\$242,284,831	13.43%
Avg Sold Price	\$357,841	\$352,671	1.47%
Median Sold Price	\$352,250	\$350,000	0.64%
Units Sold	768	687	11.79%
Avg Days on Market	55	54	1.85%
Avg List Price for Solds	\$362,934	\$358,255	1.31%
Avg SP to OLP Ratio	96.3%	96.0%	0.34%
Ratio of Avg SP to Avg OLP	96.5%	95.7%	0.88%
Attached Avg Sold Price	\$244,359	\$235,721	3.66%
Detached Avg Sold Price	\$428,228	\$427,017	0.28%
Attached Units Sold	294	267	10.11%
Detached Units Sold	474	420	12.86%

## Financing (Sold)

Assumption	0
Cash	163
Conventional	374
FHA	145
Other	46
Owner	1
VA	39

## Days on Market (Sold)

0	21
1 to 10	193
11 to 20	92
21 to 30	76
31 to 60	136
61 to 90	82
91 to 120	62
121 to 180	72
181 to 360	29
361 to 720	5
721+	0

## 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	2	1	0	0
\$50K to \$99,999	1	0	0	0	0	0	30	3	0	9
\$100K to \$149,999	0	0	0	0	0	0	43	2	0	19
\$150K to \$199,999	1	3	2	3	0	0	44	2	0	28
\$200K to \$299,999	13	3	25	23	18	1	59	22	9	42
\$300K to \$399,999	8	0	65	23	97	9	24	91	19	20
\$400K to \$499,999	1	1	42	3	99	3	8	106	9	3
\$500K to \$599,999	0	0	17	2	35	1	1	34	1	1
\$600K to \$799,999	1	0	4	5	35	2	0	41	5	1
\$800K to \$999,999	0	0	0	0	7	0	0	14	2	0
\$1M to \$2,499,999	0	0	0	1	3	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>25</b>	<b>7</b>	<b>155</b>	<b>60</b>	<b>294</b>	<b>16</b>	<b>211</b>	<b>321</b>	<b>45</b>	<b>123</b>
Avg Sold Price	\$285,795	\$251,643	\$389,464	\$353,884	\$460,777	\$422,683	\$199,450			
Prev Year - Avg Sold Price	\$254,421	\$219,875	\$389,817	\$334,166	\$455,721	\$362,784	\$190,999			
Avg Sold % Change	12.33%	14.45%	-0.09%	5.90%	1.11%	16.51%	4.42%			
Prev Year - # of Solds	17	4	131	67	272	13	183			