

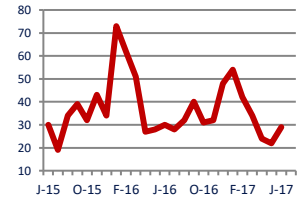
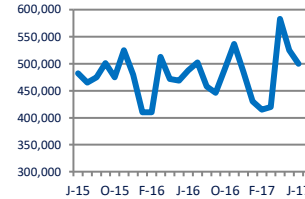
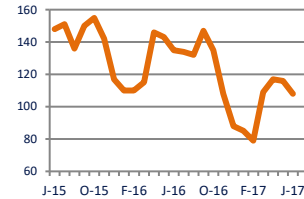
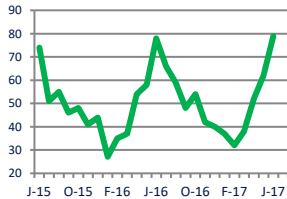


Focus On: Downtown Silver Spring and Takoma Park Housing Market

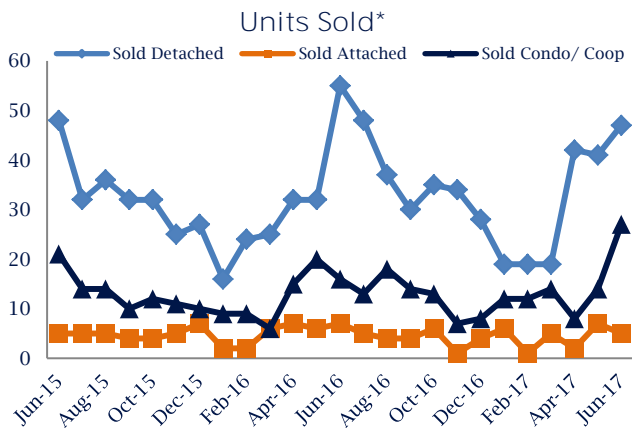
June 2017

Zip Code(s): 20910, 20912 and 20907

Units Sold 79	Active Inventory 108	Median Sale Price \$500,000	Days On Market 29
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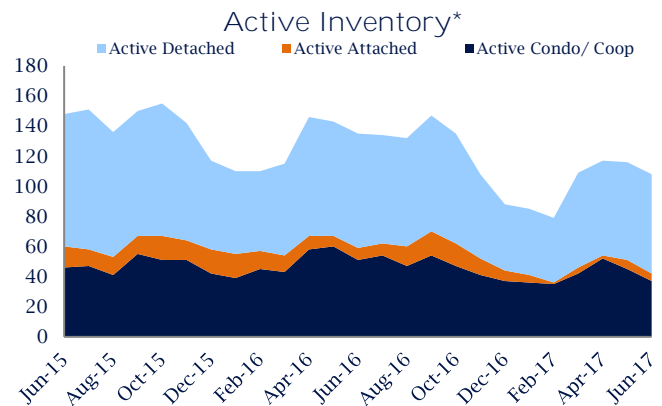


Up 1% Vs. Year Ago	Down -20% Vs. Year Ago	Up 3% Vs. Year Ago	Down -3% Vs. Year Ago
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Units Sold

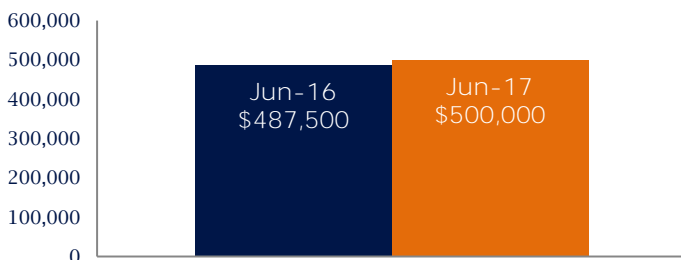
There was an increase in total units sold in June, with 79 sold this month in Downtown Silver Spring and Takoma Park versus 62 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2016.



Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 20%. The total number of active inventory this June was 108 compared to 135 in June 2016. This month's total of 108 is lower than the previous month's total supply of available inventory of 116, a decrease of 7%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$487,500. This June, the median sale price was \$500,000, an increase of 3% or \$12,500 compared to last year. The current median sold price is 5% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Downtown Silver Spring and Takoma Park are defined as properties listed in zip code/s 20910, 20912 and 20907.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



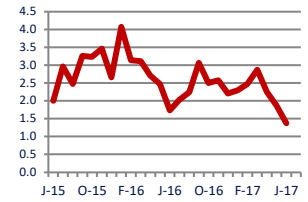
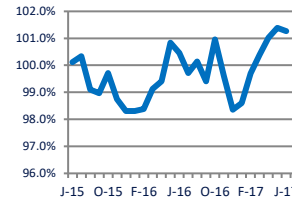
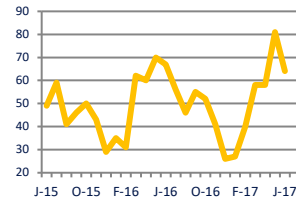
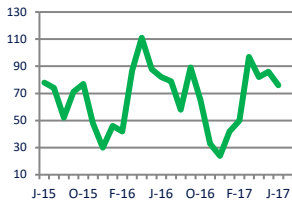


Focus On: Downtown Silver Spring and Takoma Park Housing Market

June 2017

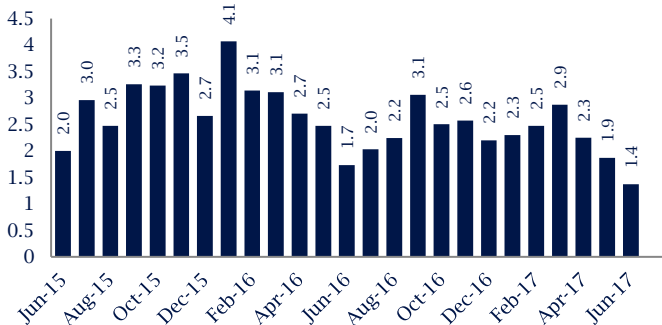
Zip Code(s): 20910, 20912 and 20907

New Listings 76	Current Contracts 64	Sold Vs. List Price 101.3%	Months of Supply 1.4
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Down -7% Vs. Year Ago	Down -4% Vs. Year Ago	Up 0.8% Vs. Year Ago	Down -21% Vs. Year Ago
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Months Of Supply



Months of Supply

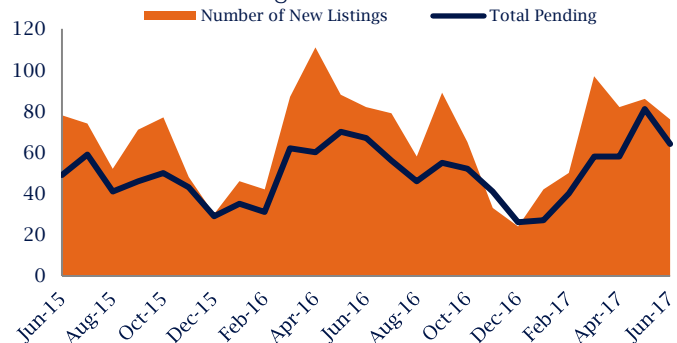
In June, there was 1.4 months of supply available in Downtown Silver Spring and Takoma Park, compared to 1.7 in June 2016. That is a decrease of 21% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 82 in June 2016, a decrease of 7%. There were 64 current contracts pending sale this June compared to 67 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Downtown Silver Spring and Takoma Park was 101.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 30, a decrease of 3%.

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