



The Long & Foster Market Minute™

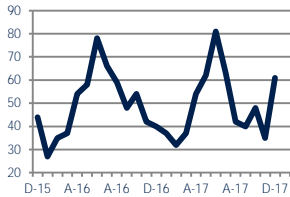
Focus On: Downtown Silver Spring and Takoma Park Housing Market

December 2017

Zip Code(s): 20910, 20912 and 20907

Units Sold

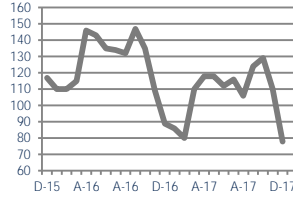
61



Up
Vs. Year Ago

Active Inventory

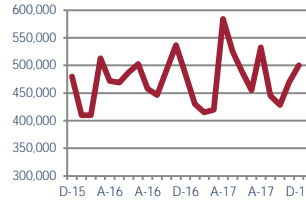
78



Down -12%
Vs. Year Ago

Median Sale Price

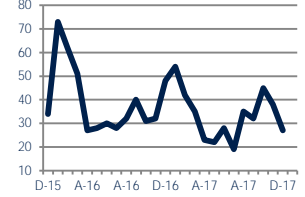
\$500,000



Up 3%
Vs. Year Ago

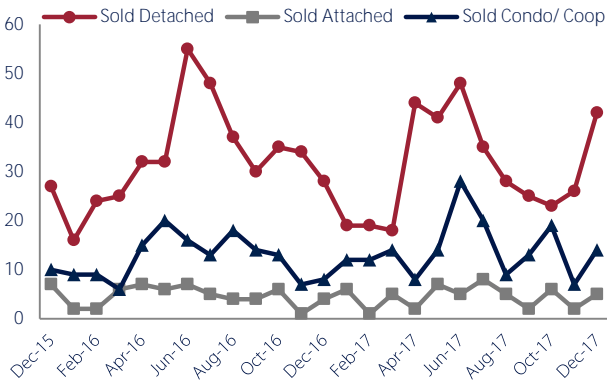
Days On Market

27



Down -44%
Vs. Year Ago

Units Sold*



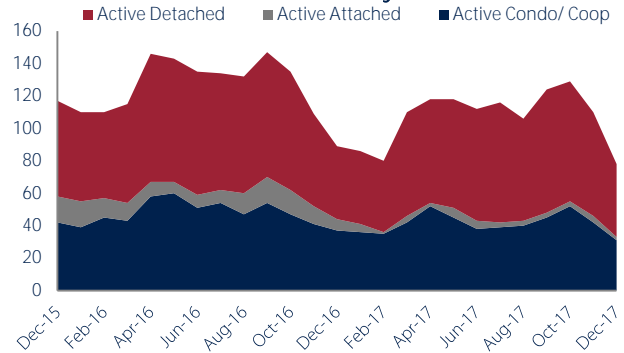
Units Sold

There was an increase in total units sold in December, with 61 sold this month in Downtown Silver Spring and Takoma Park. This month's total units sold was higher than at this time last year.

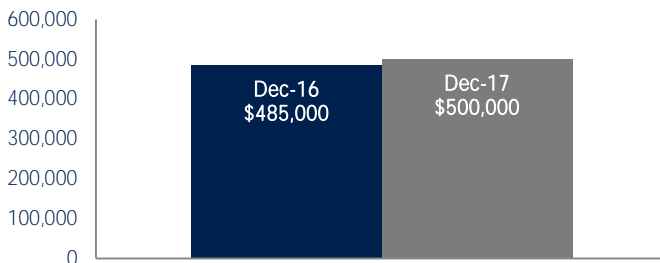
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 12%. The total number of active inventory this December was 78 compared to 89 in December 2016. This month's total of 78 is lower than the previous month's total supply of available inventory of 110, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$485,000. This December, the median sale price was \$500,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 6% higher than in November.

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.

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INTERNATIONAL REAL ESTATE



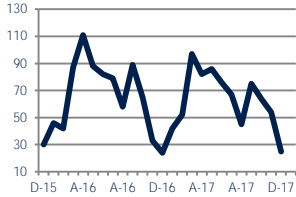
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December 2017

Zip Code(s): 20910, 20912 and 20907

New Listings

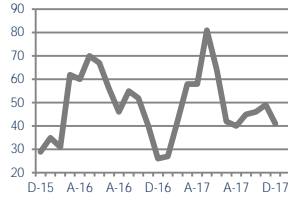
25



Up 4%
Vs. Year Ago

Current Contracts

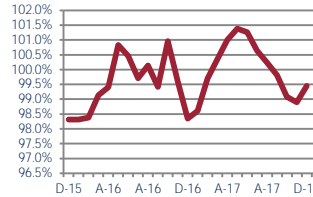
41



Up 58%
Vs. Year Ago

Sold Vs. List Price

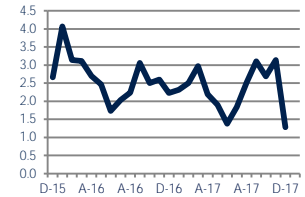
99.5%



Up 1.1%
Vs. Year Ago

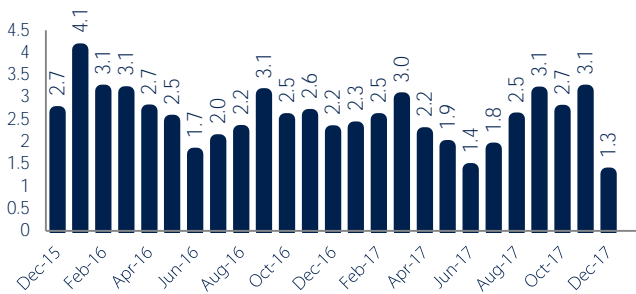
Months of Supply

1.3



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

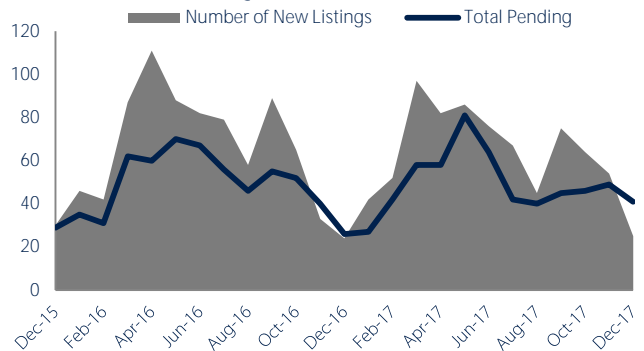
In December, there was 1.3 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.2 in December 2016. That is a decrease of 43% versus a year ago.

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.

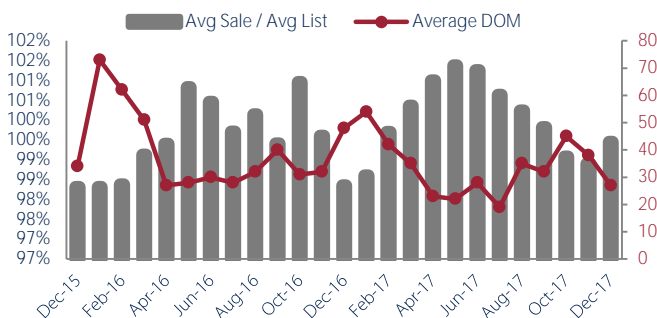
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 24 in December 2016, an increase of 4%. There were 41 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 58% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Downtown Silver Spring and Takoma Park was 99.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 48, a decrease of 44%.



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