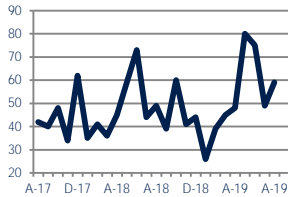


Zip Code(s): 20910, 20912 and 20907

### Units Sold

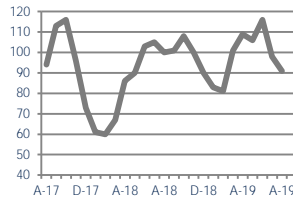
59



Up 20%  
Vs. Year Ago

### Active Inventory

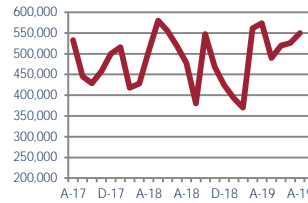
91



Down -9%  
Vs. Year Ago

### Median Sale Price

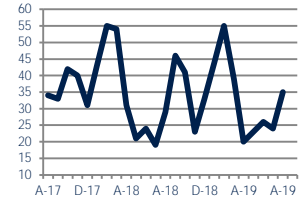
\$550,000



Up 15%  
Vs. Year Ago

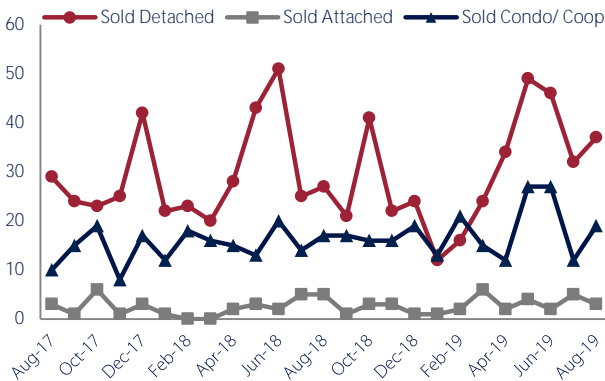
### Days On Market

35



Up 21%  
Vs. Year Ago

### Units Sold\*



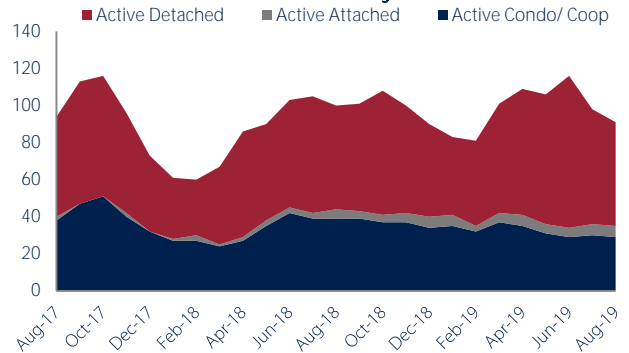
### Units Sold

There was an increase in total units sold in August, with 59 sold this month in Downtown Silver Spring and Takoma Park versus 49 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 20% versus August 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 9%. The total number of active inventory this August was 91 compared to 100 in August 2018. This month's total of 91 is lower than the previous month's total supply of available inventory of 98, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$478,000. This August, the median sale price was \$550,000, an increase of 15% or \$72,000 compared to last year. The current median sold price is 5% higher than in July.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE





# The Long & Foster Market Minute™

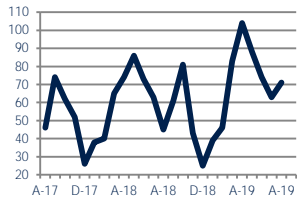
**Focus On:** Downtown Silver Spring and Takoma Park Housing Market

August 2019

Zip Code(s): 20910, 20912 and 20907

## New Listings

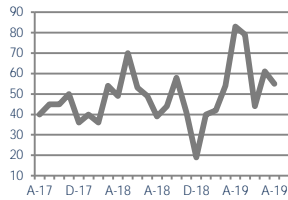
71



**Up 58%**  
Vs. Year Ago

## Current Contracts

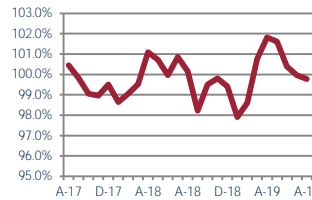
55



**Up 41%**  
Vs. Year Ago

## Sold Vs. List Price

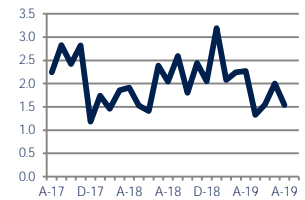
99.8%



**No Change**  
Vs. Year Ago

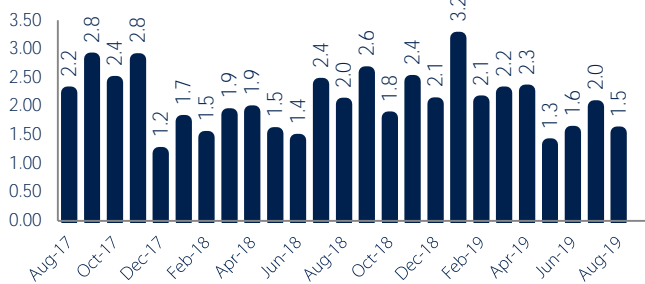
## Months of Supply

1.5



**Down -25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

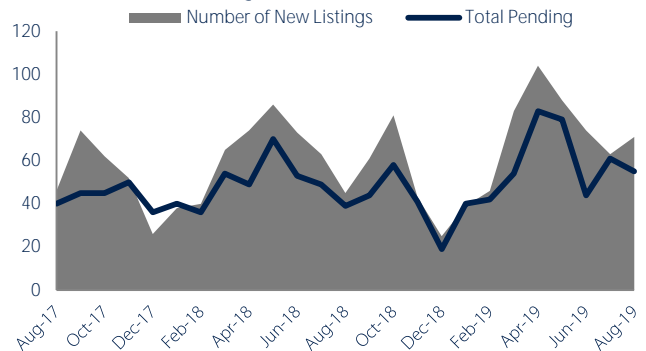
In August, there was 1.5 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.0 in August 2018. That is a decrease of 24% versus a year ago.

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.

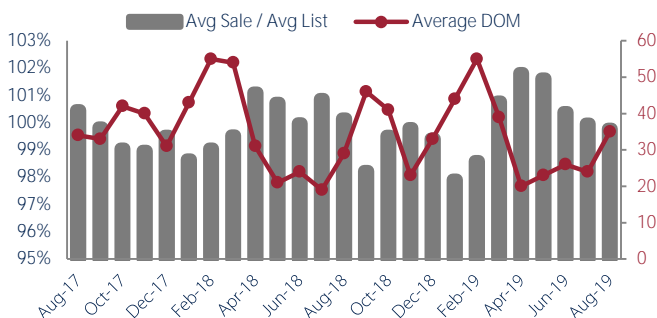
## New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 45 in August 2018, an increase of 58%. There were 55 current contracts pending sale this August compared to 39 a year ago. The number of current contracts is 41% higher than last August.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In August, the average sale price in Downtown Silver Spring and Takoma Park was 99.8% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 29, an increase of 21%.



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