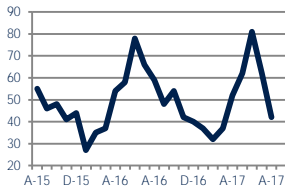


Focus On: Downtown Silver Spring and Takoma Park Housing Market

August 2017

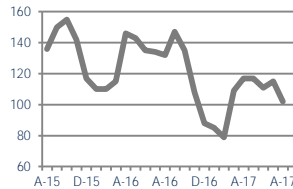
Zip Code(s): 20910, 20912 and 20907

Units Sold
42



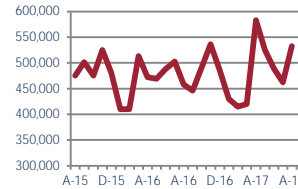
Down -29%
Vs. Year Ago

Active Inventory
102



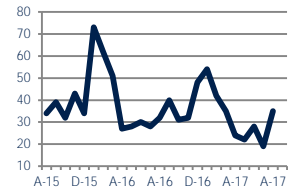
Down -23%
Vs. Year Ago

Median Sale Price
\$532,550



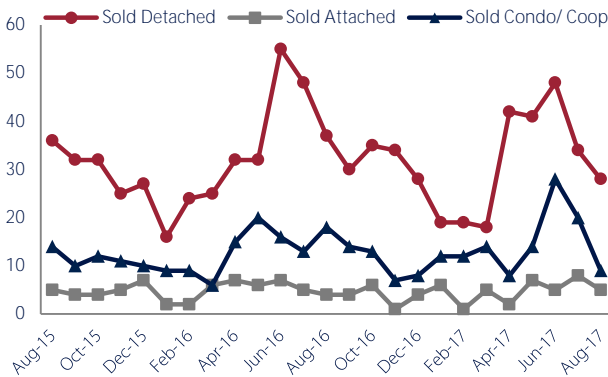
Up 16%
Vs. Year Ago

Days On Market
35



Up 9%
Vs. Year Ago

Units Sold*



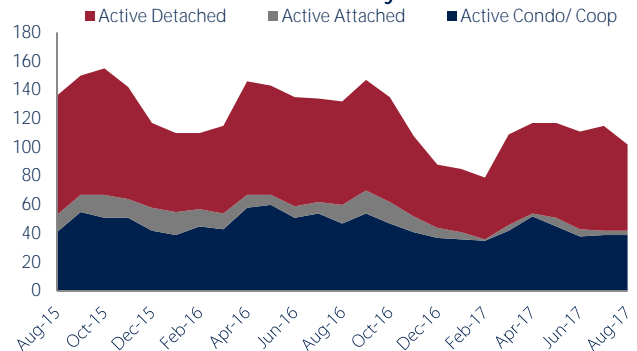
Units Sold

There was a decrease in total units sold in August, with 42 sold this month in Downtown Silver Spring and Takoma Park versus 62 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 29% versus August 2016.

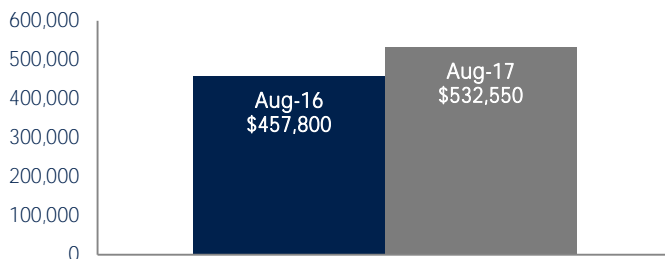
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 23%. The total number of active inventory this August was 102 compared to 132 in August 2016. This month's total of 102 is lower than the previous month's total supply of available inventory of 115, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$457,800. This August, the median sale price was \$532,550, an increase of 16% or \$74,750 compared to last year. The current median sold price is 15% 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.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.

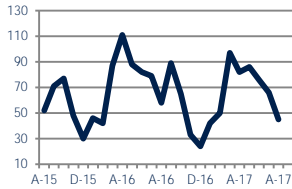
Information included in this report is based on data supplied by TRIAD and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



Zip Code(s): 20910, 20912 and 20907

New Listings

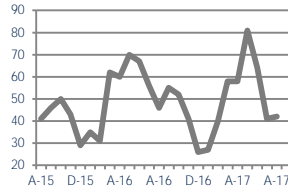
45



Down -22%
Vs. Year Ago

Current Contracts

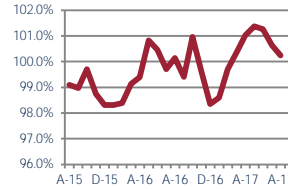
42



Down -9%
Vs. Year Ago

Sold Vs. List Price

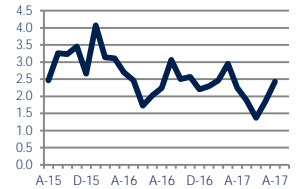
100.2%



No Change
Vs. Year Ago

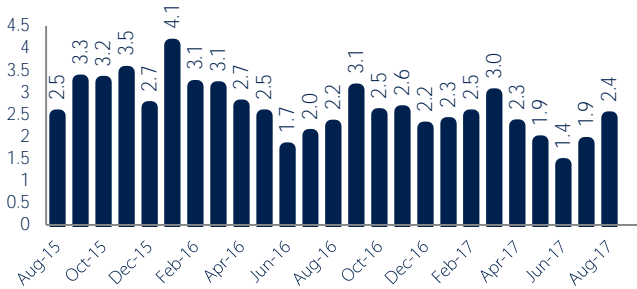
Months of Supply

2.4



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

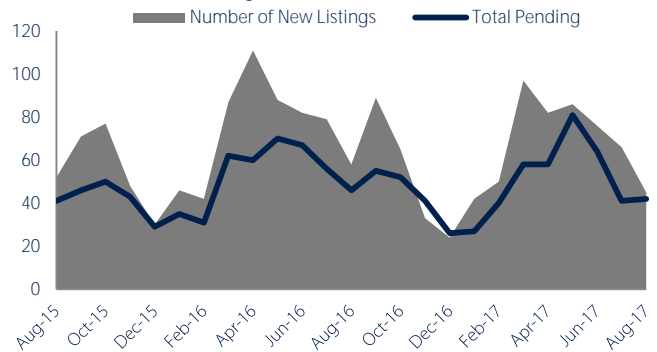
In August, there was 2.4 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.2 in August 2016. That is an increase of 9% versus a year ago.

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.

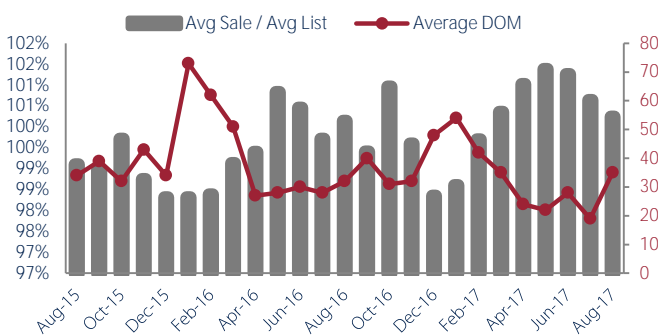
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 58 in August 2016, a decrease of 22%. There were 42 current contracts pending sale this August compared to 46 a year ago. The number of current contracts is 9% lower 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 100.2% 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 32, an increase of 9%.