

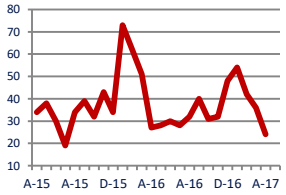
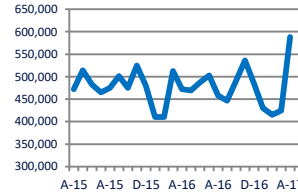
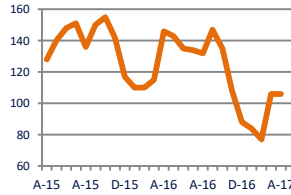
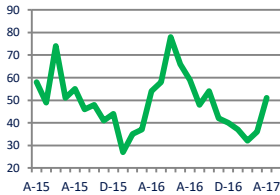


**Focus On: Downtown Silver Spring and Takoma Park Housing Market**

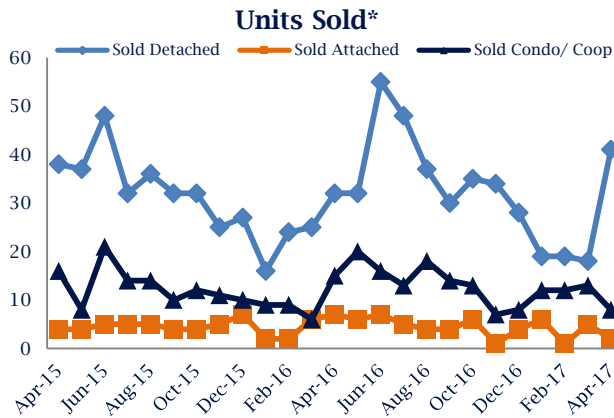
**April 2017**

Zip Code(s): 20910, 20912 and 20907

<b>Units Sold</b> 51	<b>Active Inventory</b> 106	<b>Median Sale Price</b> \$588,250	<b>Days On Market</b> 24
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<b>Down -6%</b> Vs. Year Ago	<b>Down -27%</b> Vs. Year Ago	<b>Up 25%</b> Vs. Year Ago	<b>Down -11%</b> Vs. Year Ago
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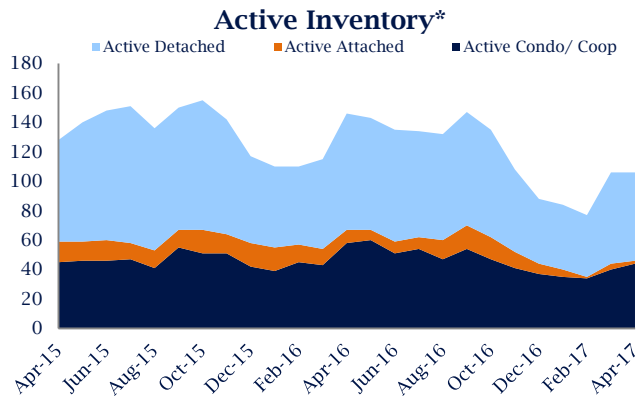


**Units Sold**

There was an increase in total units sold in April, with 51 sold this month in Downtown Silver Spring and Takoma Park. This month's total units sold was lower than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 40 units or 27%. The total number of active inventory this April was 106 compared to 146 in April 2016. This month's supply remained stable as compared to last month.



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$472,000. This April, the median sale price was \$588,250, an increase of \$116,250 compared to last year. The current median sold price is higher than in March.

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.



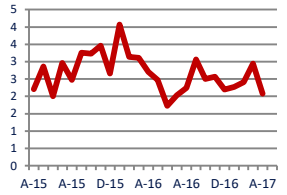
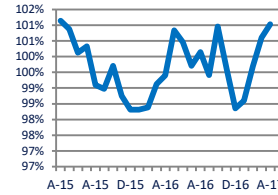
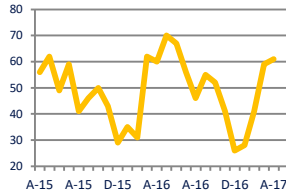
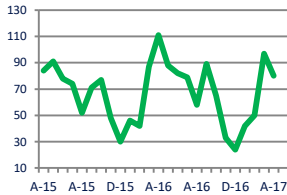


**Focus On: Downtown Silver Spring and Takoma Park Housing Market**

**April 2017**

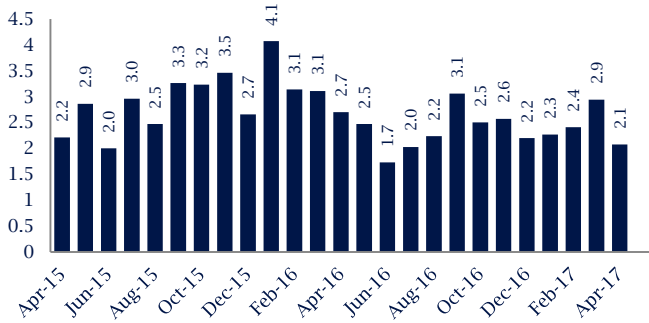
Zip Code(s): 20910, 20912 and 20907

<b>New Listings</b> 80	<b>Current Contracts</b> 61	<b>Sold Vs. List Price</b> 101.0%	<b>Months of Supply</b> 2.1
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<b>Down -28%</b> Vs. Year Ago	<b>Up 2%</b> Vs. Year Ago	<b>Up 1.6%</b> Vs. Year Ago	<b>Down -23%</b> Vs. Year Ago
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**Months Of Supply**



**Months of Supply**

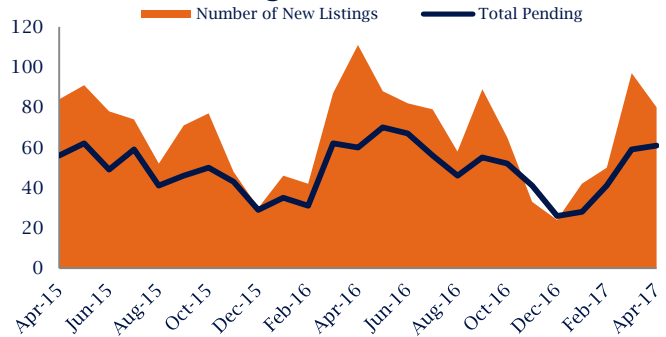
In April, there was 2.1 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.7 in April 2016. That is a decrease of 23% versus a year ago.

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 80 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 111 in April 2016, a decrease of 28%. There were 61 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 2% higher than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Downtown Silver Spring and Takoma Park was 101.0% of the average list price, which is 1.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 24, lower than the average last year, which was 27, a decrease of 11%.

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