

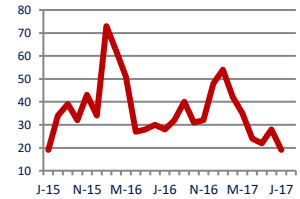
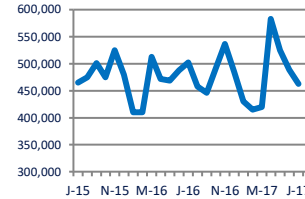
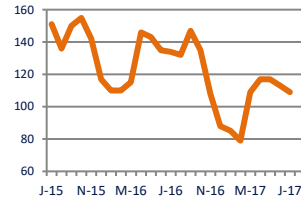
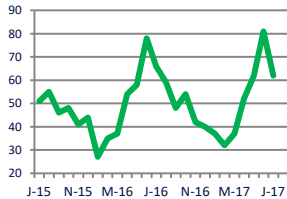


Focus On: Downtown Silver Spring and Takoma Park Housing Market

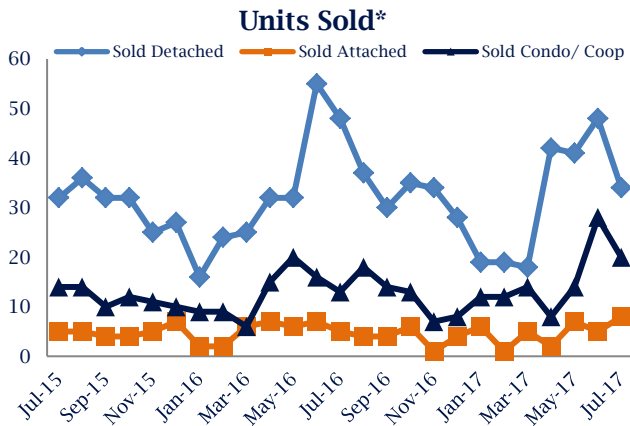
July 2017

Zip Code(s): 20910, 20912 and 20907

Units Sold 62	Active Inventory 109	Median Sale Price \$462,450	Days On Market 19
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Down -6% Vs. Year Ago	Down -19% Vs. Year Ago	Down -8% Vs. Year Ago	Down -32% Vs. Year Ago
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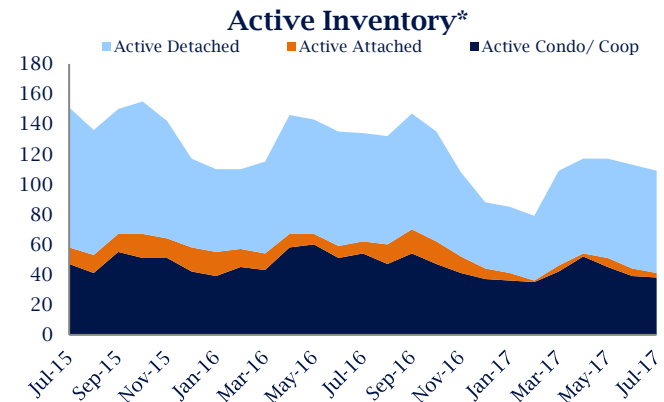


Units Sold

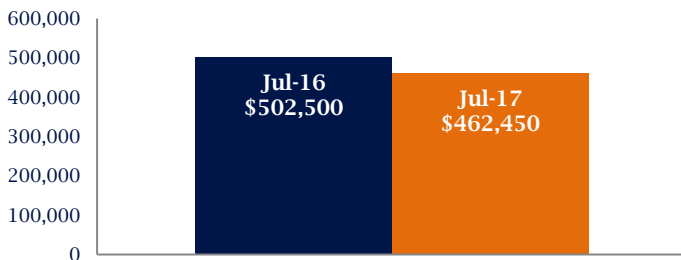
There was a decrease in total units sold in July, with 62 sold this month in Downtown Silver Spring and Takoma Park versus 81 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 6% versus July 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 19%. The total number of active inventory this July was 109 compared to 134 in July 2016. This month's total of 109 is lower than the previous month's total supply of available inventory of 113, a decrease of 4%.



Median Sale Price



Median Sale Price

Last July, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$502,500. This July, the median sale price was \$462,450, a decrease of 8% or \$40,050 compared to last year. The current median sold price is 5% lower than in June.

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.



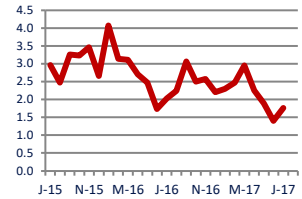
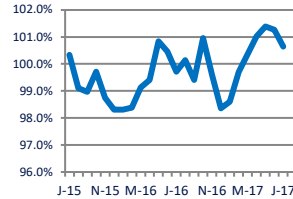
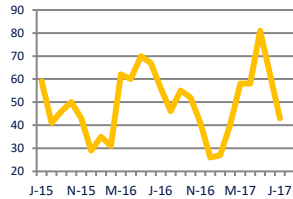
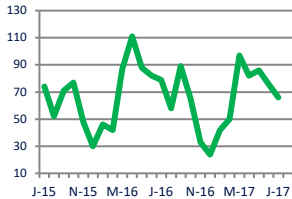


Focus On: Downtown Silver Spring and Takoma Park Housing Market

July 2017

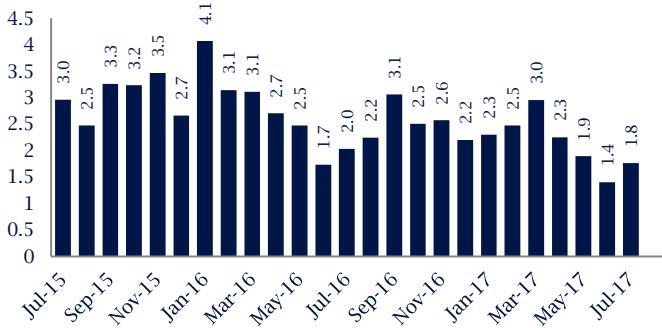
Zip Code(s): 20910, 20912 and 20907

New Listings 66	Current Contracts 43	Sold Vs. List Price 100.6%	Months of Supply 1.8
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Down -16% Vs. Year Ago	Down -23% Vs. Year Ago	Up 0.9% Vs. Year Ago	Down -13% Vs. Year Ago
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Months Of Supply



Months of Supply

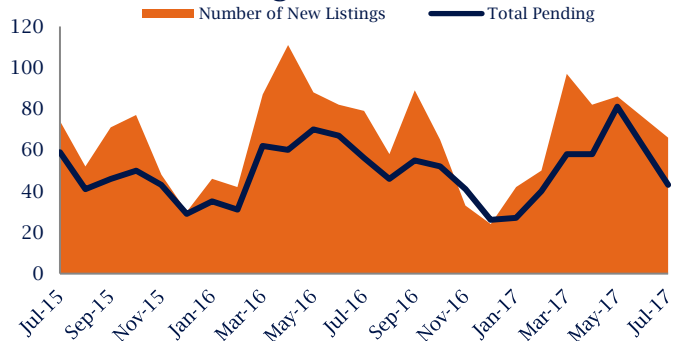
In July, there was 1.8 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.0 in July 2016. That is a decrease of 13% versus a year ago.

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 66 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 79 in July 2016, a decrease of 16%. There were 43 current contracts pending sale this July compared to 56 a year ago. The number of current contracts is 23% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Downtown Silver Spring and Takoma Park was 100.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 28, a decrease of 32%.

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