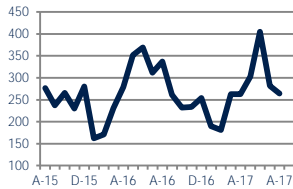


Focus On: Silver Spring Housing Market

August 2017

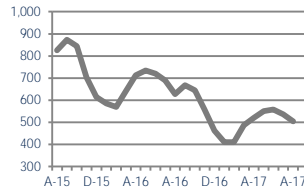
Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

Units Sold
264



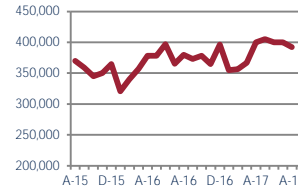
Down -22%
Vs. Year Ago

Active Inventory
504



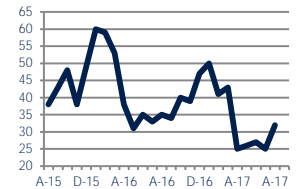
Down -20%
Vs. Year Ago

Median Sale Price
\$392,250

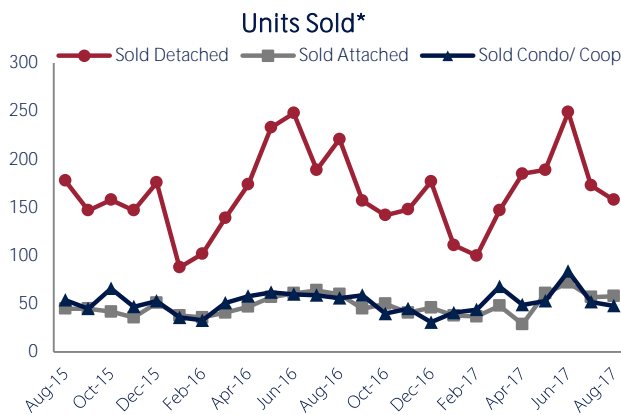


Up 3%
Vs. Year Ago

Days On Market
32



Down -9%
Vs. Year Ago

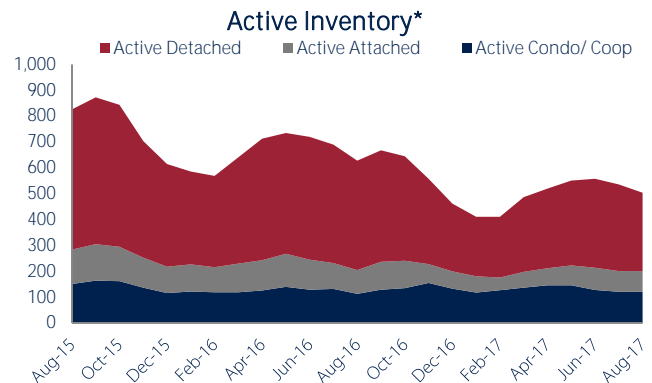


Units Sold

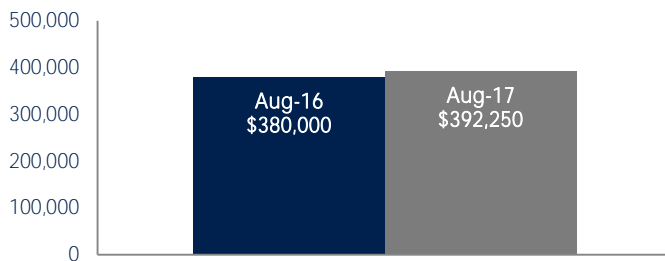
There was a decrease in total units sold in August, with 264 sold this month in Silver Spring versus 282 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 22% versus August 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 124 units or 20%. The total number of active inventory this August was 504 compared to 628 in August 2016. This month's total of 504 is lower than the previous month's total supply of available inventory of 536, a decrease of 6%.



Median Sale Price



Median Sale Price

Last August, the median sale price for Silver Spring Homes was \$380,000. This August, the median sale price was \$392,250, an increase of 3% or \$12,250 compared to last year. The current median sold price is 2% lower 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.



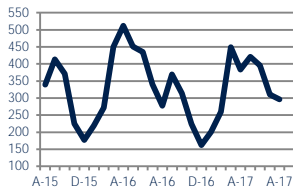
Focus On: Silver Spring Housing Market

August 2017

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

New Listings

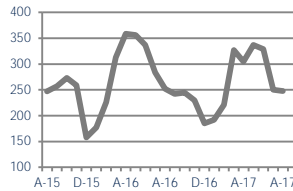
296



Up 7%
Vs. Year Ago

Current Contracts

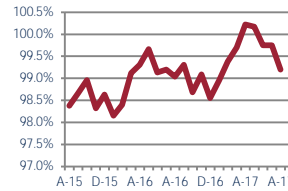
248



Down -2%
Vs. Year Ago

Sold Vs. List Price

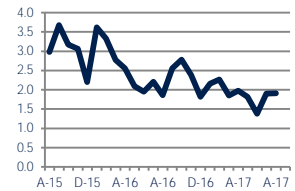
99.2%



No Change
Vs. Year Ago

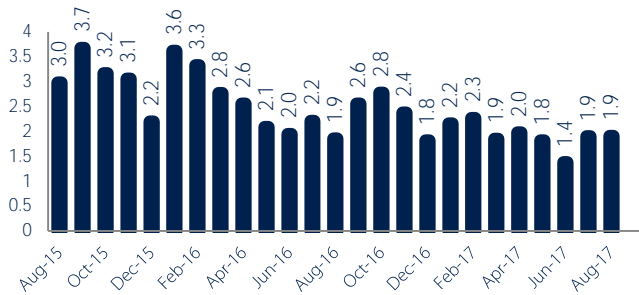
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

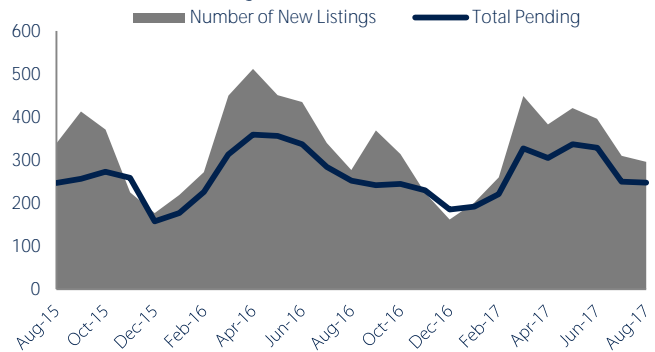
In August, there was 1.9 months of supply available in Silver Spring. The amount of supply is similar compared to a year ago.

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.

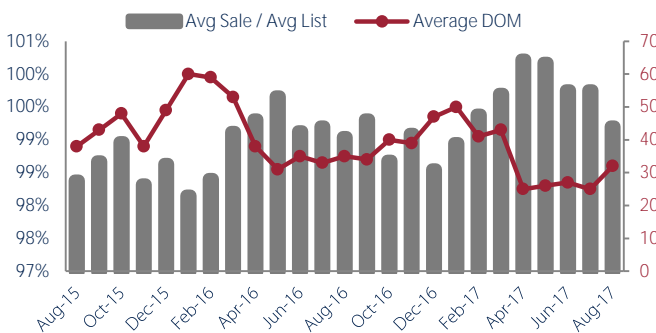
New Listings & Current Contracts

This month there were 296 homes newly listed for sale in Silver Spring compared to 277 in August 2016, an increase of 7%. There were 248 current contracts pending sale this August compared to 252 a year ago. The number of current contracts is 2% 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 Silver Spring was 99.2% 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 32, lower than the average last year, which was 35, a decrease of 9%.