



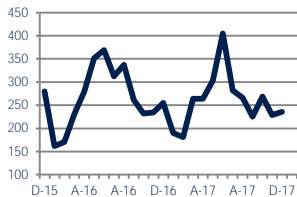
Focus On: Silver Spring Housing Market

December 2017

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

Units Sold

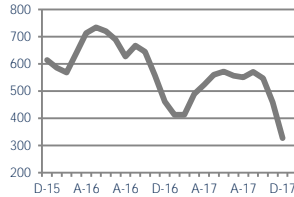
236



Down -7%
Vs. Year Ago

Active Inventory

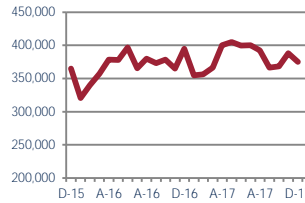
328



Down -29%
Vs. Year Ago

Median Sale Price

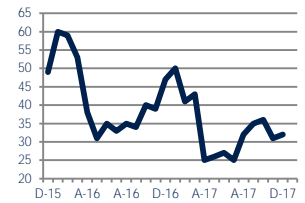
\$375,000



Down -5%
Vs. Year Ago

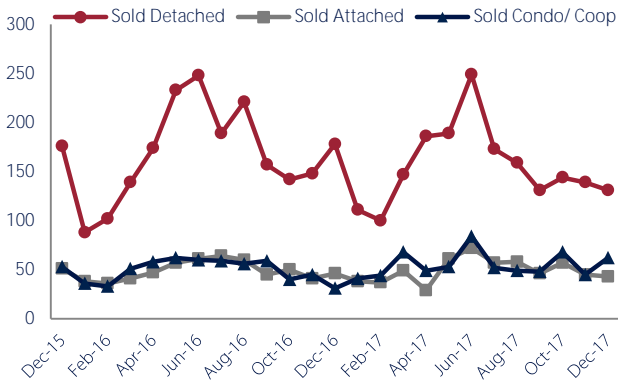
Days On Market

32



Down -32%
Vs. Year Ago

Units Sold*



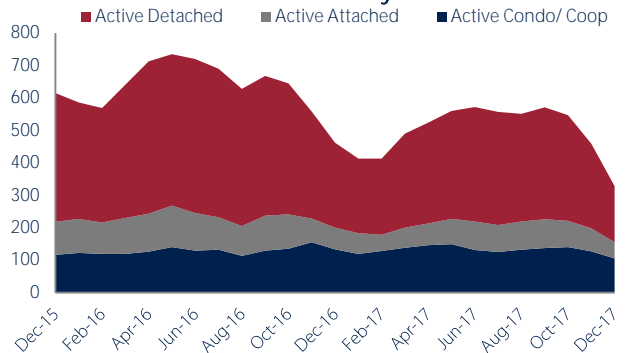
Units Sold

There was an increase in total units sold in December, with 236 sold this month in Silver Spring versus 229 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 7% versus December 2016.

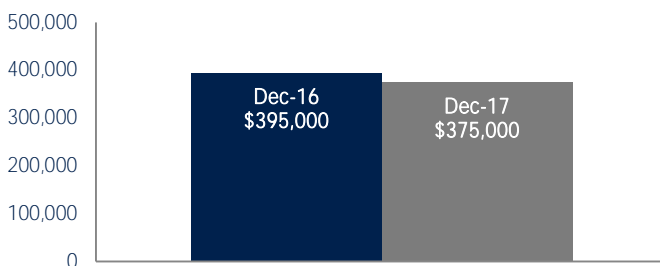
Active Inventory

Versus last year, the total number of homes available this month is lower by 134 units or 29%. The total number of active inventory this December was 328 compared to 462 in December 2016. This month's total of 328 is lower than the previous month's total supply of available inventory of 459, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Silver Spring Homes was \$395,000. This December, the median sale price was \$375,000, a decrease of 5% or \$20,000 compared to last year. The current median sold price is 3% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Silver Spring are defined as properties listed in zip code/s 20901, 20902, 20903, 20904, 20905, 20906 and 20910.

*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.



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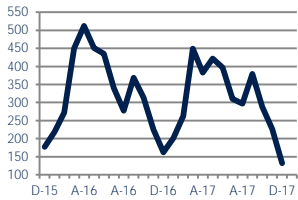
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December 2017

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

New Listings

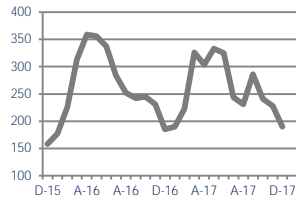
132



Down -19%
Vs. Year Ago

Current Contracts

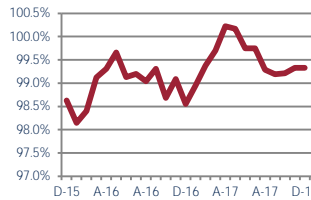
190



Up 3%
Vs. Year Ago

Sold Vs. List Price

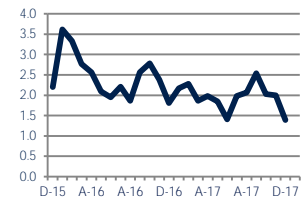
99.3%



Up 0.8%
Vs. Year Ago

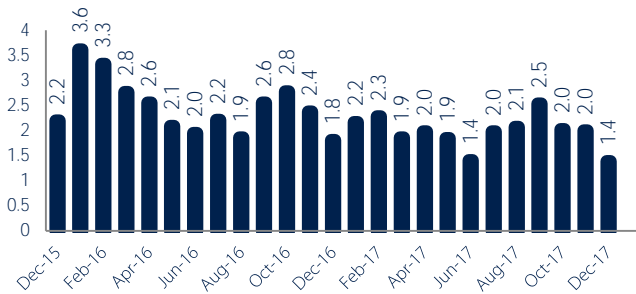
Months of Supply

1.4



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

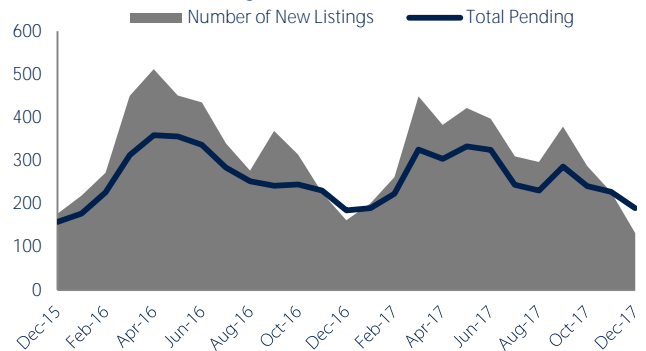
In December, there was 1.4 months of supply available in Silver Spring, compared to 1.8 in December 2016. That is a decrease of 23% versus a year ago.

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.

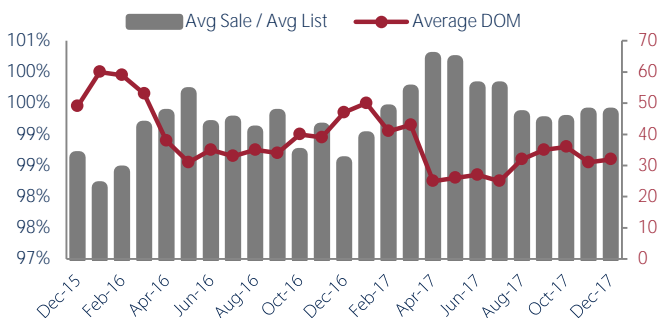
New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Silver Spring compared to 162 in December 2016, a decrease of 19%. There were 190 current contracts pending sale this December compared to 185 a year ago. The number of current contracts is 3% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Silver Spring was 99.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 47, a decrease of 32%.



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