

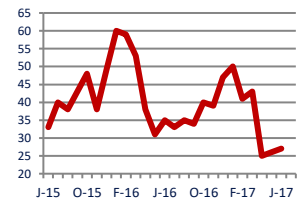
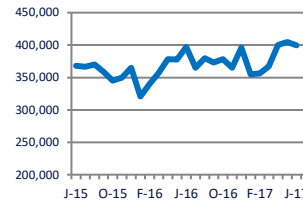
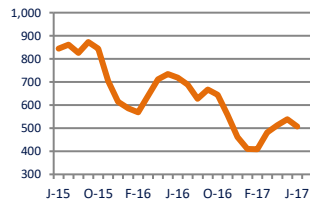
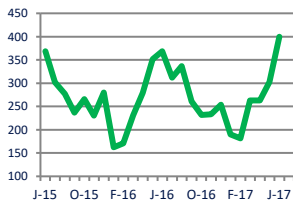


## Focus On: Silver Spring Housing Market

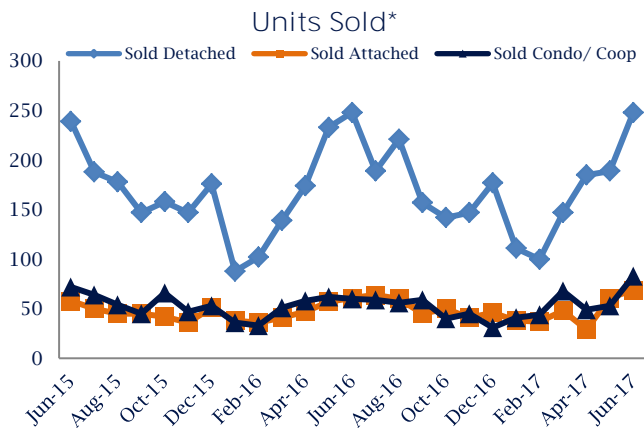
June 2017

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

<b>Units Sold</b> 400	<b>Active Inventory</b> 507	<b>Median Sale Price</b> \$399,900	<b>Days On Market</b> 27
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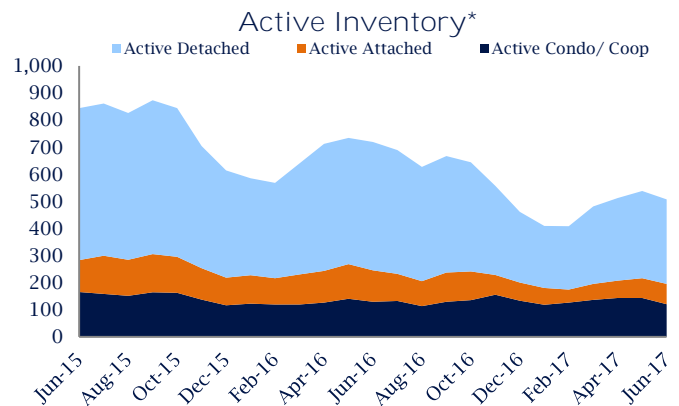


Up 8% Vs. Year Ago	Down -29% Vs. Year Ago	Up 1% Vs. Year Ago	Down -23% Vs. Year Ago
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### Units Sold

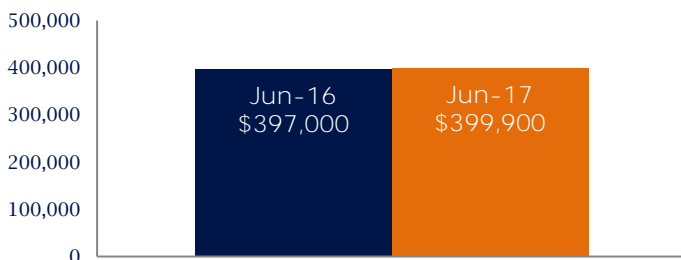
There was an increase in total units sold in June, with 400 sold this month in Silver Spring versus 303 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 8% versus June 2016.



### Active Inventory

Versus last year, the total number of homes available this month is lower by 212 units or 29%. The total number of active inventory this June was 507 compared to 719 in June 2016. This month's total of 507 is lower than the previous month's total supply of available inventory of 538, a decrease of 6%.

### Median Sale Price



### Median Sale Price

Last June, the median sale price for Silver Spring Homes was \$397,000. This June, the median sale price was \$399,900, an increase of 1% or \$2,900 compared to last year. The current median sold price is 1% lower than in May.

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.



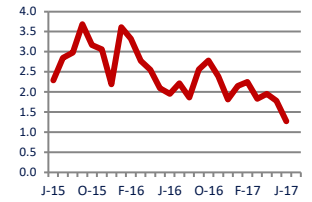
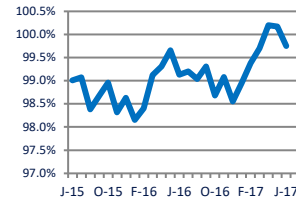
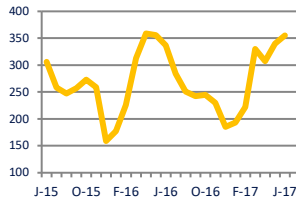
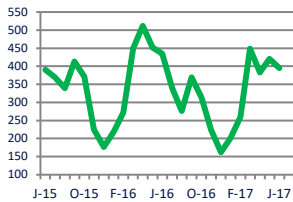


## Focus On: Silver Spring Housing Market

June 2017

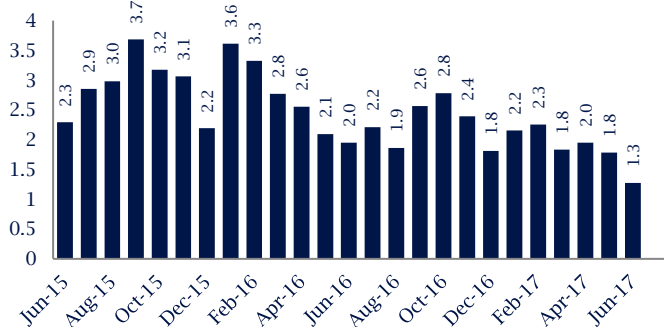
Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

<b>New Listings</b> 395	<b>Current Contracts</b> 355	<b>Sold Vs. List Price</b> 99.8%	<b>Months of Supply</b> 1.3
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Down -9% Vs. Year Ago	Up 5% Vs. Year Ago	Up 0.6% Vs. Year Ago	Down -35% Vs. Year Ago
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### Months Of Supply



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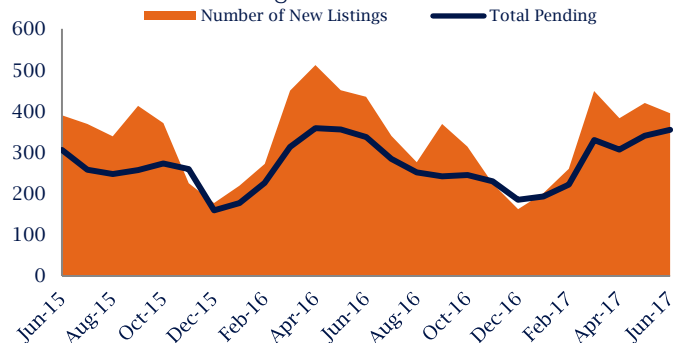
In June, there was 1.3 months of supply available in Silver Spring, compared to 1.9 in June 2016. That is a decrease of 35% versus a year ago.

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.

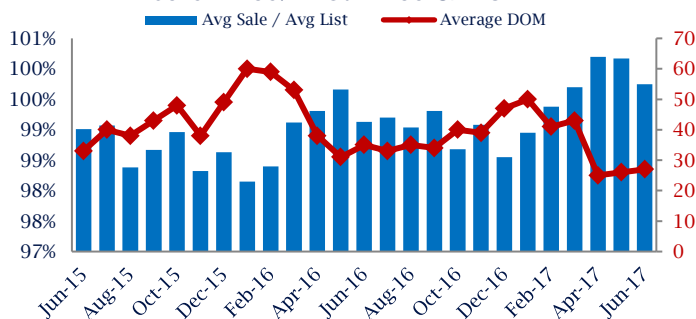
### New Listings & Current Contracts

This month there were 395 homes newly listed for sale in Silver Spring compared to 435 in June 2016, a decrease of 9%. There were 355 current contracts pending sale this June compared to 337 a year ago. The number of current contracts is 5% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Silver Spring was 99.8% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 35, a decrease of 23%.

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