



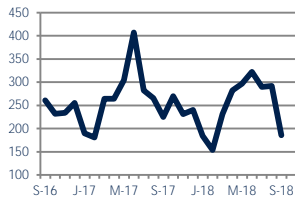
Focus On: Silver Spring Housing Market

September 2018

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

Units Sold

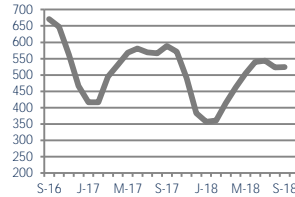
186



Down -17%
Vs. Year Ago

Active Inventory

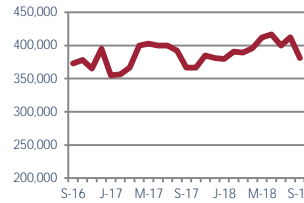
524



Down -11%
Vs. Year Ago

Median Sale Price

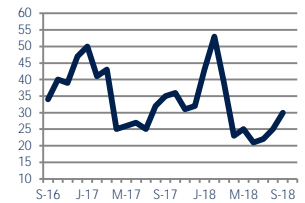
\$381,000



Up 4%
Vs. Year Ago

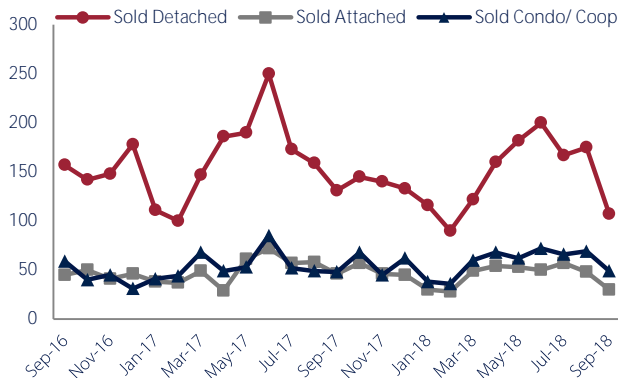
Days On Market

30



Down -14%
Vs. Year Ago

Units Sold*



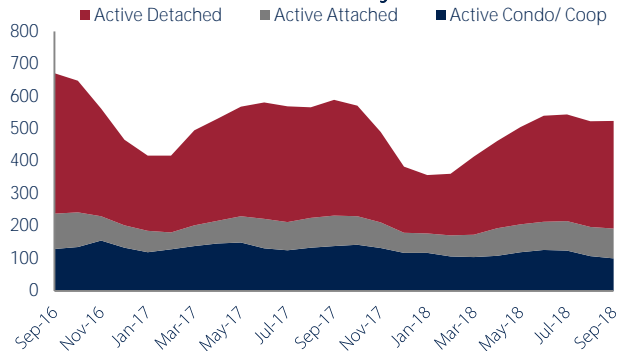
Units Sold

There was a decrease in total units sold in September, with 186 sold this month in Silver Spring. This month's total units sold was lower than at this time last year.

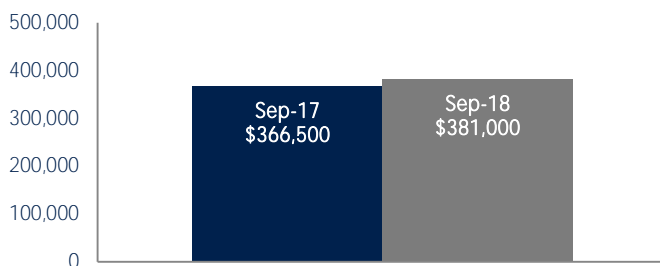
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 11%. The total number of active inventory this September was 524 compared to 589 in September 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Silver Spring Homes was \$366,500. This September, the median sale price was \$381,000, an increase of 4% or \$14,500 compared to last year. The current median sold price is 8% lower than in August.

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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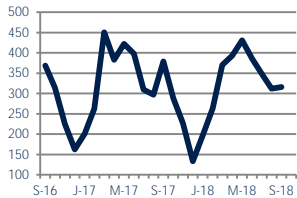
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September 2018

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

New Listings

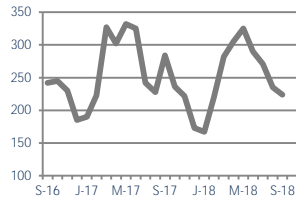
316



Down -17%
Vs. Year Ago

Current Contracts

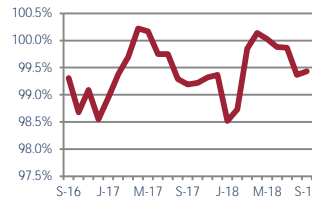
224



Down -21%
Vs. Year Ago

Sold Vs. List Price

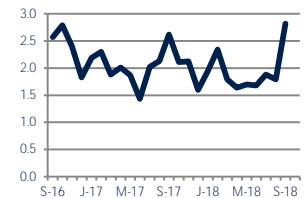
99.4%



No Change
Vs. Year Ago

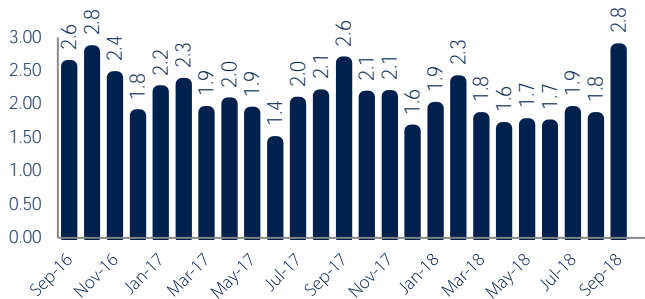
Months of Supply

2.8



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

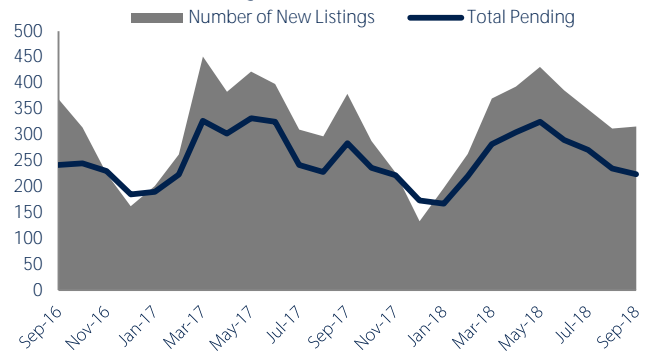
In September, there was 2.8 months of supply available in Silver Spring, compared to 2.6 in September 2017. That is an increase of 8% versus a year ago.

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.

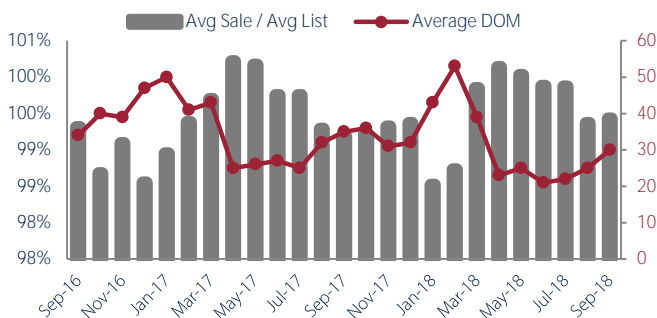
New Listings & Current Contracts

This month there were 316 homes newly listed for sale in Silver Spring compared to 379 in September 2017, a decrease of 17%. There were 224 current contracts pending sale this September compared to 284 a year ago. The number of current contracts is 21% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Silver Spring was 99.4% 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 30, lower than the average last year, which was 35, a decrease of 14%.



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