



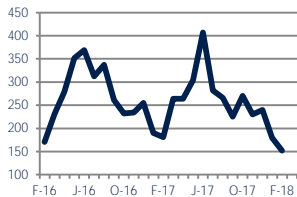
Focus On: Silver Spring Housing Market

February 2018

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

Units Sold

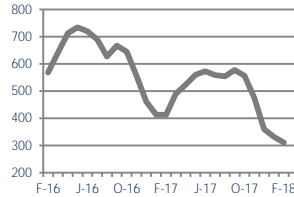
152



Down -16%
Vs. Year Ago

Active Inventory

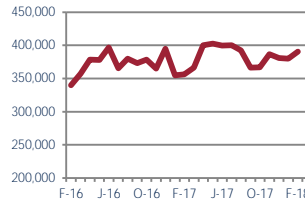
311



Down -25%
Vs. Year Ago

Median Sale Price

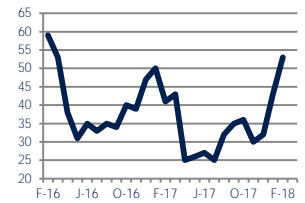
\$390,500



Up 10%
Vs. Year Ago

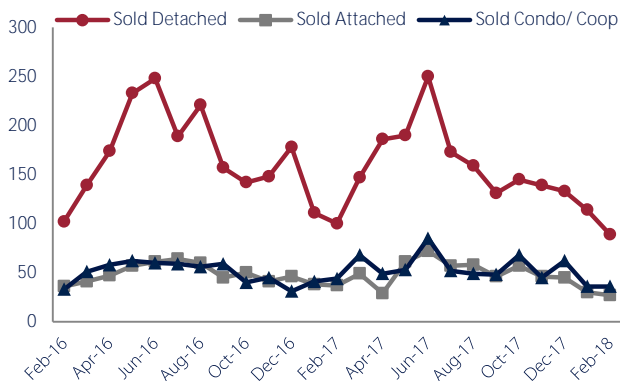
Days On Market

53



Up 29%
Vs. Year Ago

Units Sold*



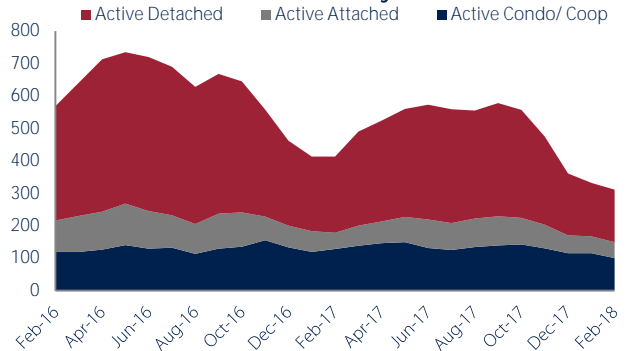
Units Sold

There was a decrease in total units sold in February, with 152 sold this month in Silver Spring versus 180 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 16% versus February 2017.

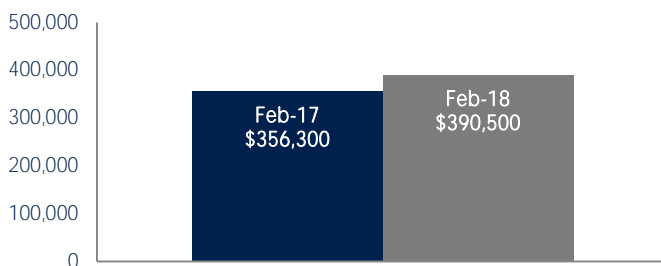
Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 25%. The total number of active inventory this February was 311 compared to 413 in February 2017. This month's total of 311 is lower than the previous month's total supply of available inventory of 332, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Silver Spring Homes was \$356,300. This February, the median sale price was \$390,500, an increase of 10% or \$34,200 compared to last year. The current median sold price is 3% higher than in January.

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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INTERNATIONAL REAL ESTATE



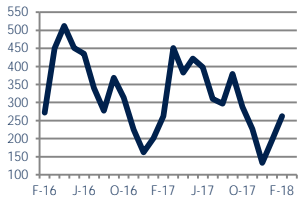
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February 2018

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

New Listings

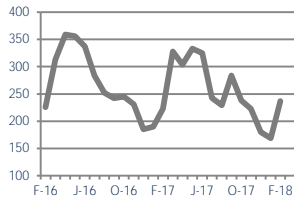
262



No Change
Vs. Year Ago

Current Contracts

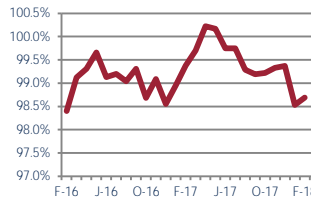
237



Up 6%
Vs. Year Ago

Sold Vs. List Price

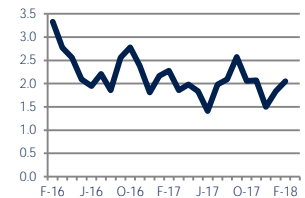
98.7%



Down -0.7%
Vs. Year Ago

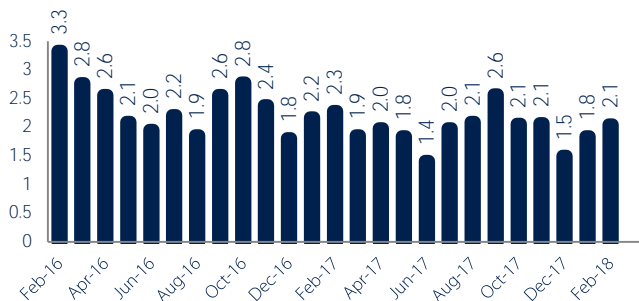
Months of Supply

2.1



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

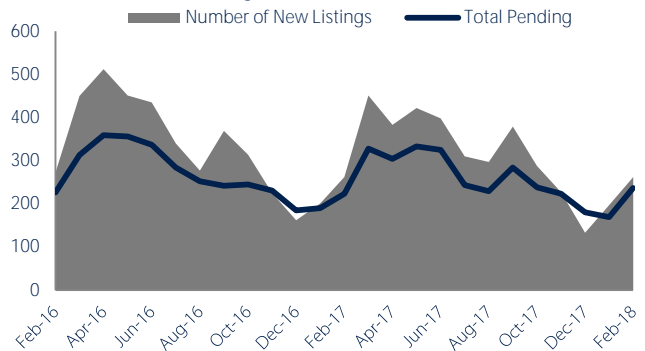
In February, there was 2.0 months of supply available in Silver Spring, compared to 2.3 in February 2017. That is a decrease of 10% versus a year ago.

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.

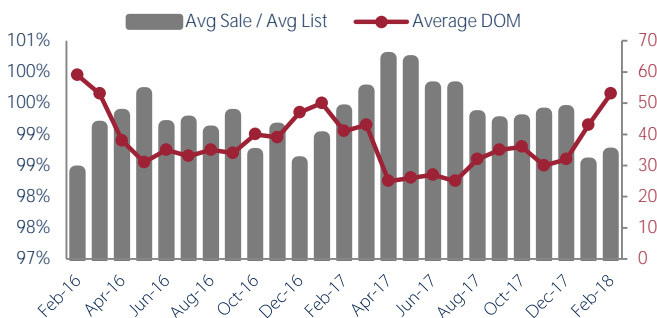
New Listings & Current Contracts

This month there were 262 homes newly listed for sale in Silver Spring, which is similar to the amount in February 2017. There were 237 current contracts pending sale this February compared to 223 a year ago. The number of current contracts is 6% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Silver Spring was 98.7% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 41, an increase of 29%.



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