

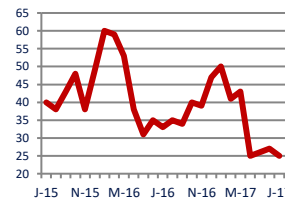
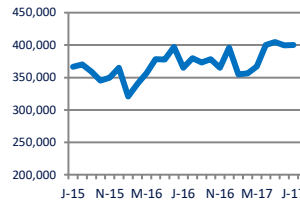
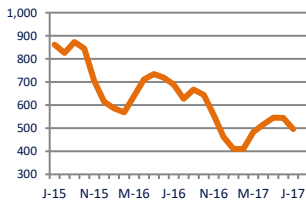
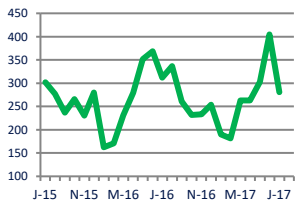


Focus On: Silver Spring Housing Market

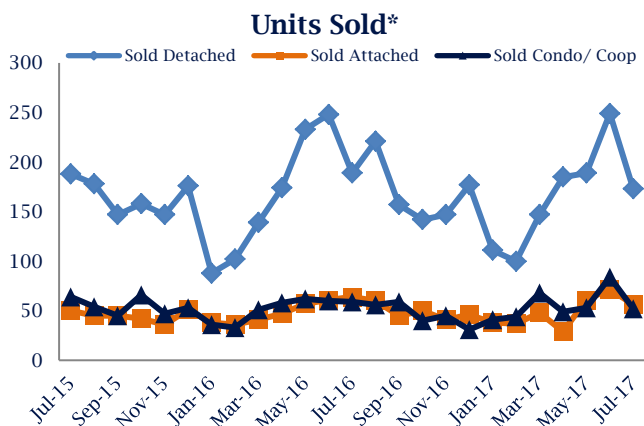
July 2017

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

Units Sold 281	Active Inventory 496	Median Sale Price \$400,000	Days On Market 25
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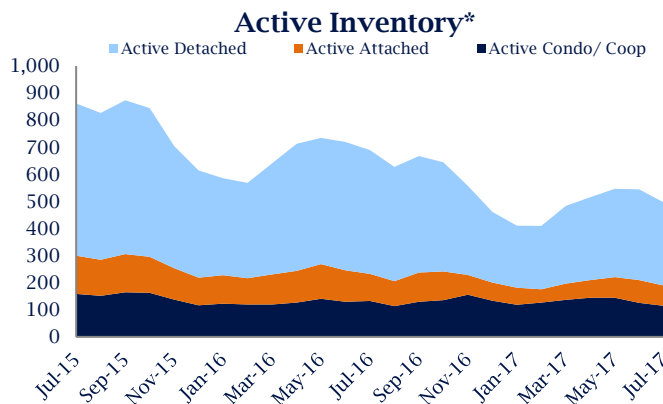


Down -10% Vs. Year Ago	Down -28% Vs. Year Ago	Up 10% Vs. Year Ago	Down -24% Vs. Year Ago
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Units Sold

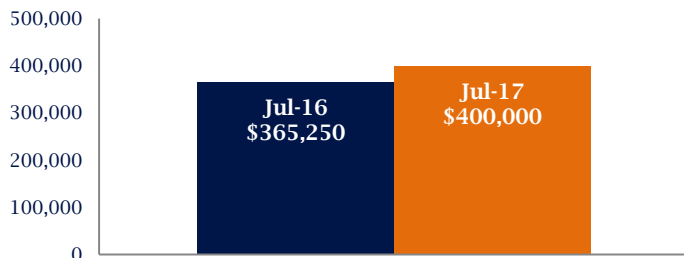
There was a decrease in total units sold in July, with 281 sold this month in Silver Spring versus 405 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2016.



Active Inventory

Versus last year, the total number of homes available this month is lower by 193 units or 28%. The total number of active inventory this July was 496 compared to 689 in July 2016. This month's total of 496 is lower than the previous month's total supply of available inventory of 544, a decrease of 9%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Silver Spring Homes was \$365,250. This July, the median sale price was \$400,000, an increase of 10% or \$34,750 compared to last year. The current median sold price is approximately the same as the median price in June.

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.



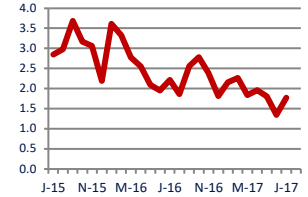
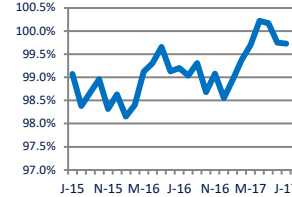
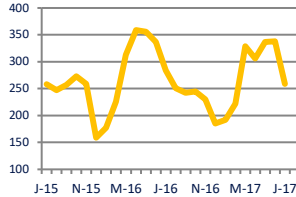
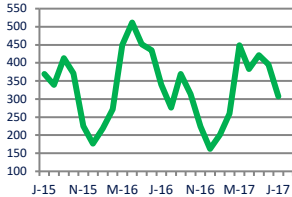


Focus On: Silver Spring Housing Market

July 2017

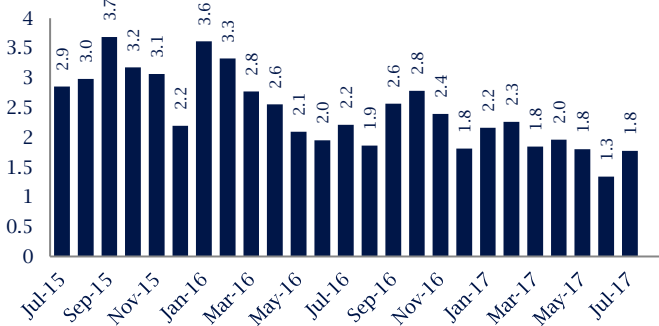
Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

New Listings 307	Current Contracts 259	Sold Vs. List Price 99.7%	Months of Supply 1.8
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Down -10% Vs. Year Ago	Down -9% Vs. Year Ago	Up 0.5% Vs. Year Ago	Down -20% Vs. Year Ago
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Months Of Supply



Months of Supply

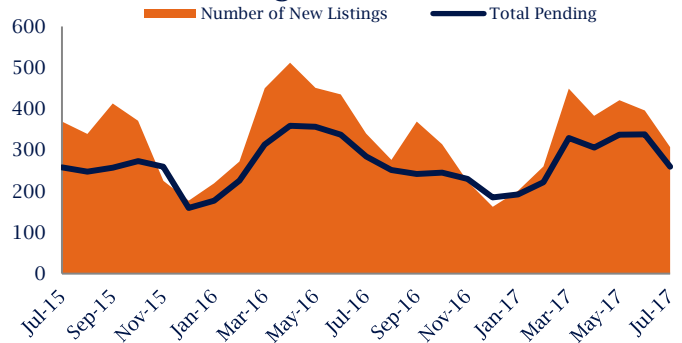
In July, there was 1.8 months of supply available in Silver Spring, compared to 2.2 in July 2016. That is a decrease of 20% versus a year ago.

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 307 homes newly listed for sale in Silver Spring compared to 340 in July 2016, a decrease of 10%. There were 259 current contracts pending sale this July compared to 284 a year ago. The number of current contracts is 9% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Silver Spring was 99.7% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 33, a decrease of 24%.

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