



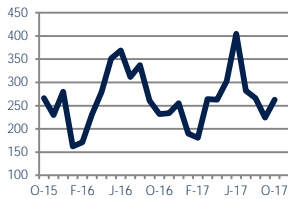
## Focus On: Silver Spring Housing Market

October 2017

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

### Units Sold

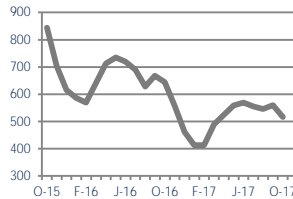
263



Up 13%  
Vs. Year Ago

### Active Inventory

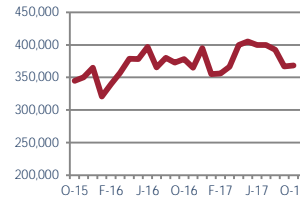
517



Down -20%  
Vs. Year Ago

### Median Sale Price

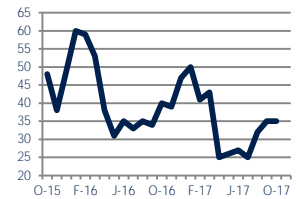
\$368,500



Down -3%  
Vs. Year Ago

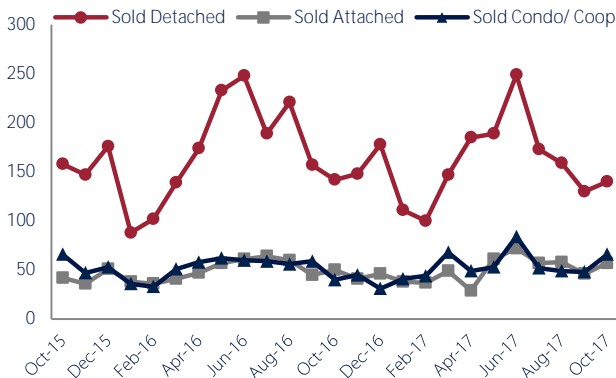
### Days On Market

35



Down -13%  
Vs. Year Ago

### Units Sold\*



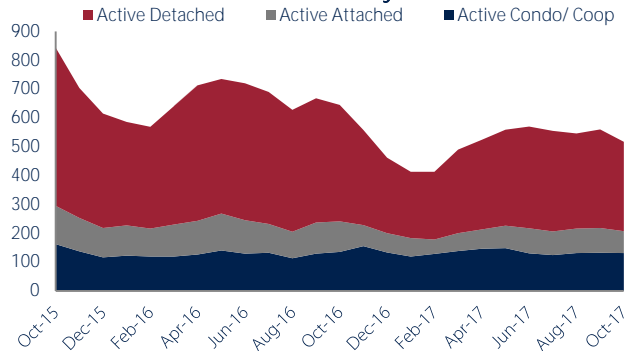
### Units Sold

There was an increase in total units sold in October, with 263 sold this month in Silver Spring versus 224 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 13% versus October 2016.

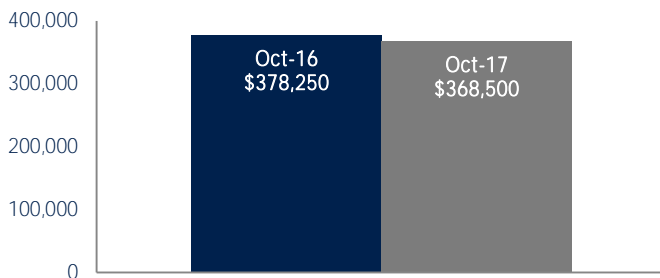
### Active Inventory

Versus last year, the total number of homes available this month is lower by 128 units or 20%. The total number of active inventory this October was 517 compared to 645 in October 2016. This month's total of 517 is lower than the previous month's total supply of available inventory of 560, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Silver Spring Homes was \$378,250. This October, the median sale price was \$368,500, a decrease of 3% or \$9,750 compared to last year. The current median sold price is approximately the same as the median price in September.

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

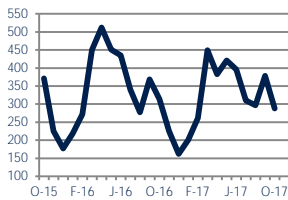
**Focus On: Silver Spring Housing Market**

October 2017

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

**New Listings**

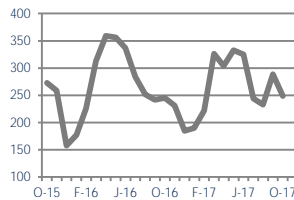
288



**Down -8%**  
Vs. Year Ago

**Current Contracts**

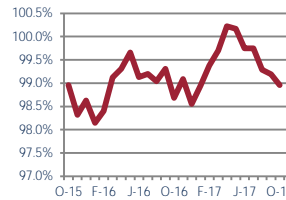
249



**Up 2%**  
Vs. Year Ago

**Sold Vs. List Price**

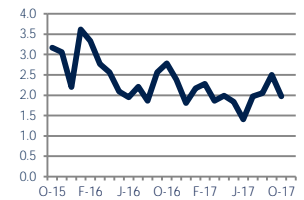
99.0%



**No Change**  
Vs. Year Ago

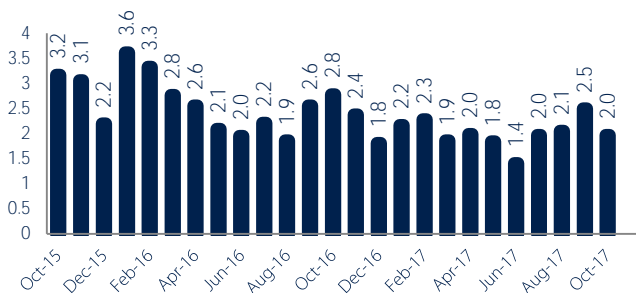
**Months of Supply**

2.0



**Down -29%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

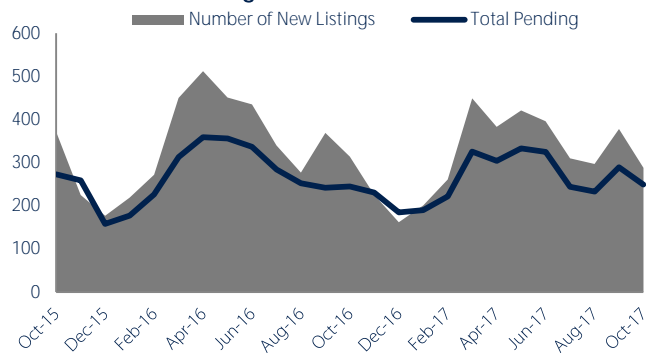
In October, there was 2.0 months of supply available in Silver Spring, compared to 2.8 in October 2016. That is a decrease of 29% versus a year ago.

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.

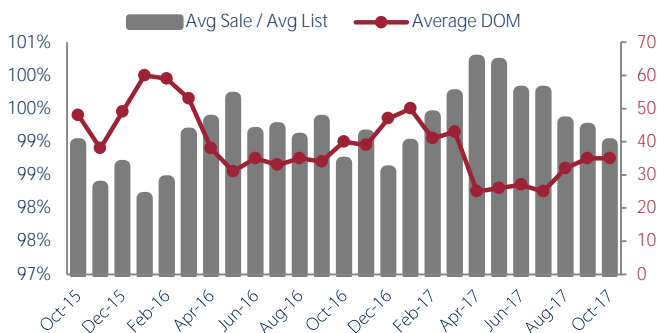
**New Listings & Current Contracts**

This month there were 288 homes newly listed for sale in Silver Spring compared to 314 in October 2016, a decrease of 8%. There were 249 current contracts pending sale this October compared to 245 a year ago. The number of current contracts is 2% higher than last October.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In October, the average sale price in Silver Spring was 99.0% 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 35, lower than the average last year, which was 40, a decrease of 13%.