



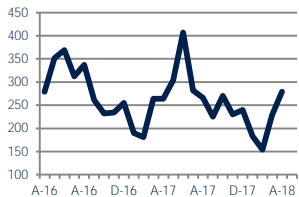
## Focus On: Silver Spring Housing Market

April 2018

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

### Units Sold

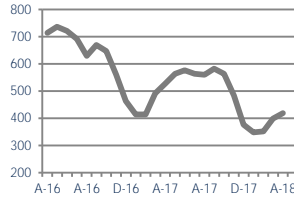
279



Up 6%  
Vs. Year Ago

### Active Inventory

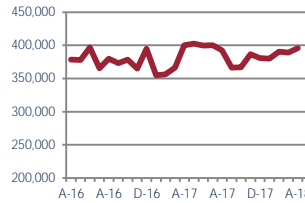
419



Down -21%  
Vs. Year Ago

### Median Sale Price

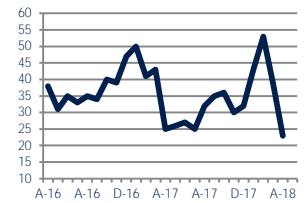
\$396,000



Down -1%  
Vs. Year Ago

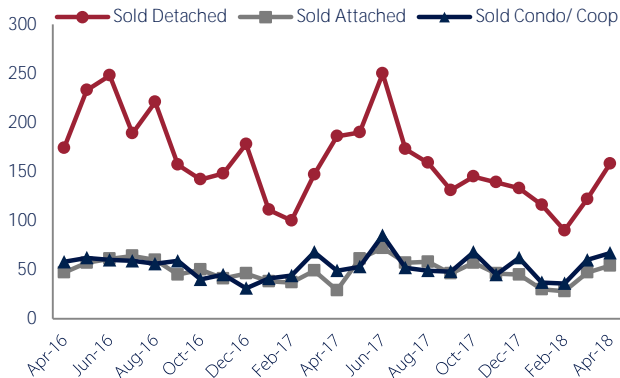
### Days On Market

23



Down -8%  
Vs. Year Ago

### Units Sold\*



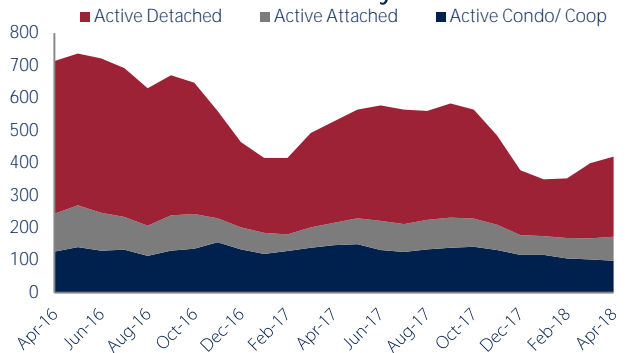
### Units Sold

There was an increase in total units sold in April, with 279 sold this month in Silver Spring versus 229 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2017.

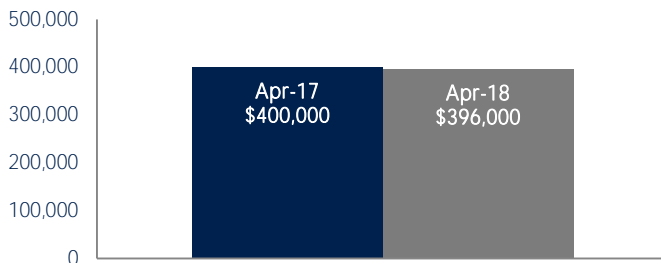
### Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 21%. The total number of active inventory this April was 419 compared to 528 in April 2017. This month's total of 419 is higher than the previous month's total supply of available inventory of 399, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Silver Spring Homes was \$400,000. This April, the median sale price was \$396,000, a decrease of 1% or \$4,000 compared to last year. The current median sold price is 2% higher than in March.

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.



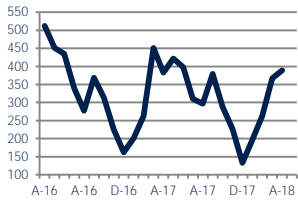
**Focus On: Silver Spring Housing Market**

April 2018

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

**New Listings**

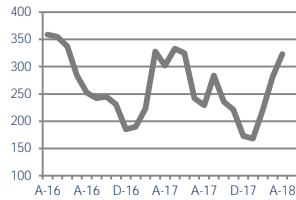
389



**Up 2%**  
Vs. Year Ago

**Current Contracts**

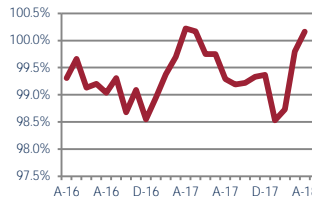
323



**Up 7%**  
Vs. Year Ago

**Sold Vs. List Price**

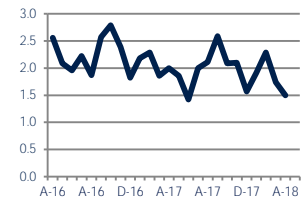
100.2%



**No Change**  
Vs. Year Ago

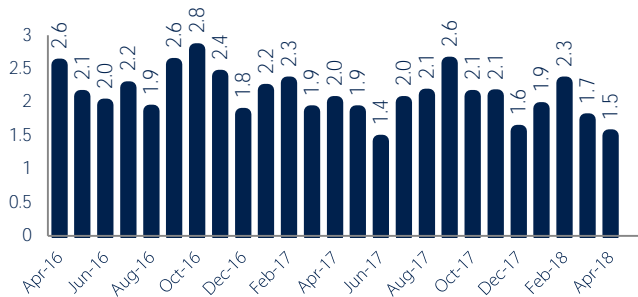
**Months of Supply**

1.5



**Down -25%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

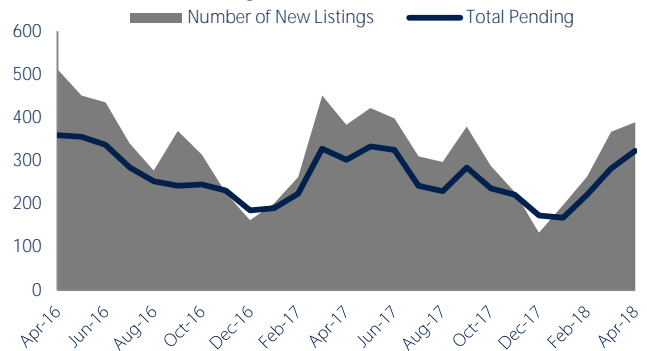
In April, there was 1.5 months of supply available in Silver Spring, compared to 2.0 in April 2017. That is a decrease of 25% versus a year ago.

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.

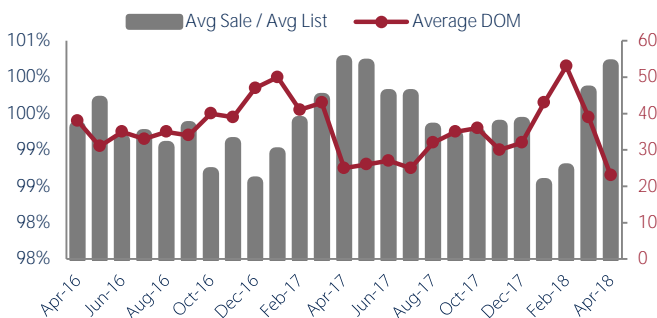
**New Listings & Current Contracts**

This month there were 389 homes newly listed for sale in Silver Spring compared to 383 in April 2017, an increase of 2%. There were 323 current contracts pending sale this April compared to 302 a year ago. The number of current contracts is 7% higher than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Silver Spring was 100.2% 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 23, lower than the average last year, which was 25, a decrease of 8%.



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