

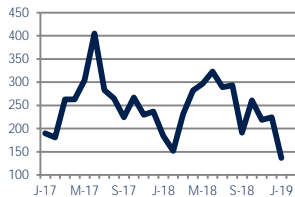
Focus On: Silver Spring Housing Market

January 2019

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

Units Sold

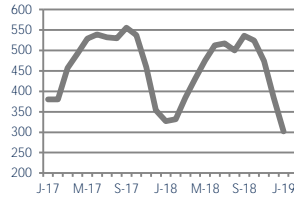
137



Down -26%
Vs. Year Ago

Active Inventory

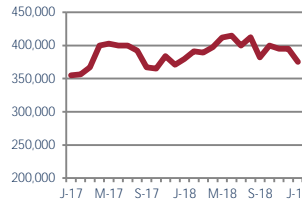
302



Down -8%
Vs. Year Ago

Median Sale Price

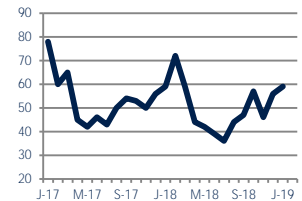
\$375,000



Down -1%
Vs. Year Ago

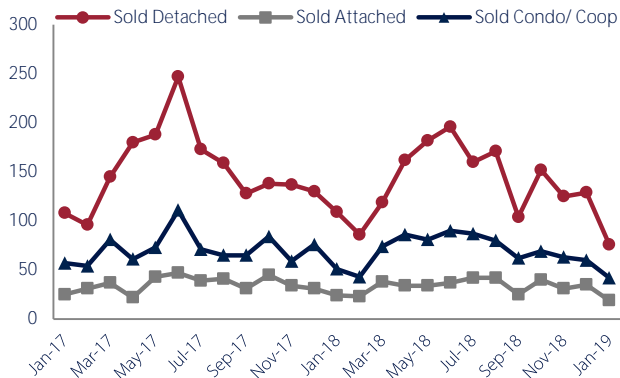
Days On Market

59



No Change
Vs. Year Ago

Units Sold*



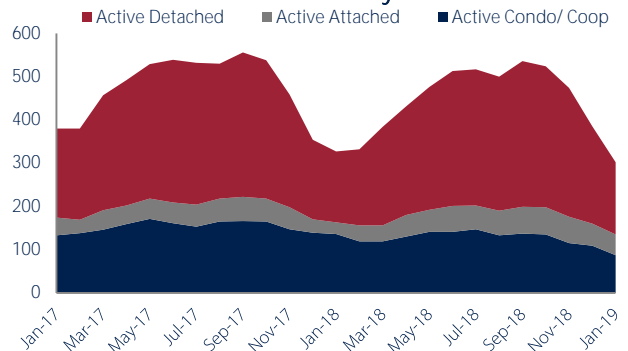
Units Sold

There was a decrease in total units sold in January, with 137 sold this month in Silver Spring. This month's total units sold was lower than at this time last year.

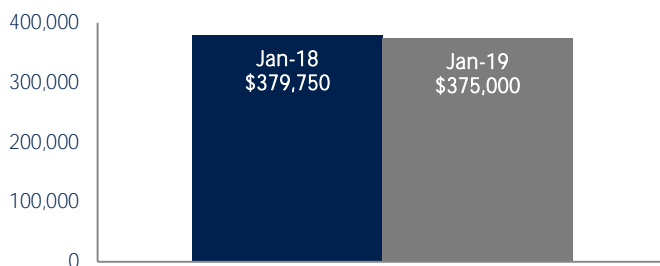
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 8%. The total number of active inventory this January was 302 compared to 327 in January 2018. This month's total of 302 is lower than the previous month's total supply of available inventory of 385, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Silver Spring Homes was \$379,750. This January, the median sale price was \$375,000, a decrease of 1% or \$4,750 compared to last year. The current median sold price is 5% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE



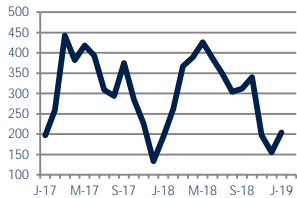
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January 2019

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

New Listings

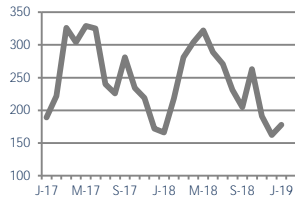
204



Up 5%
Vs. Year Ago

Current Contracts

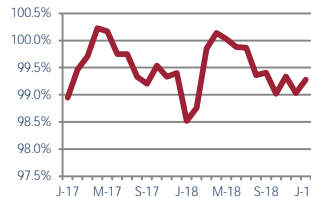
178



Up 7%
Vs. Year Ago

Sold Vs. List Price

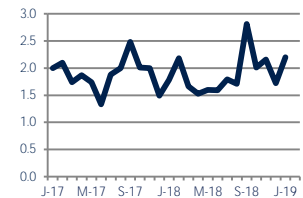
99.3%



Up 0.8%
Vs. Year Ago

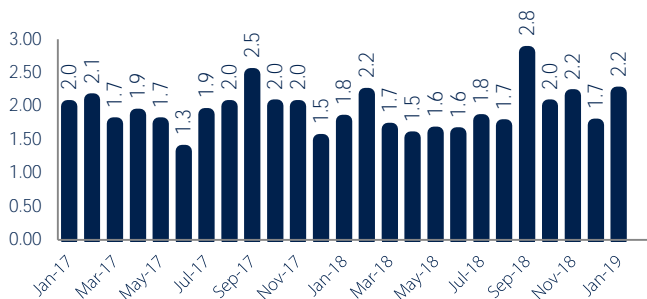
Months of Supply

2.2



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

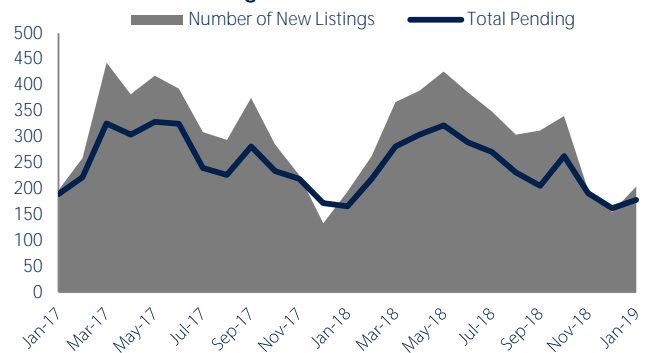
In January, there was 2.2 months of supply available in Silver Spring, compared to 1.8 in January 2018. That is an increase of 24% versus a year ago.

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.

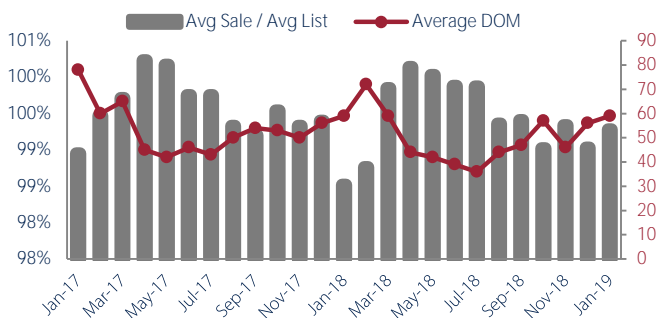
New Listings & Current Contracts

This month there were 204 homes newly listed for sale in Silver Spring compared to 194 in January 2018, an increase of 5%. There were 178 current contracts pending sale this January compared to 166 a year ago. The number of current contracts is 7% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Silver Spring was 99.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, which is similar compared to a year ago.



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