

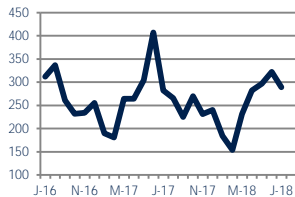
## Focus On: Silver Spring Housing Market

July 2018

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

### Units Sold

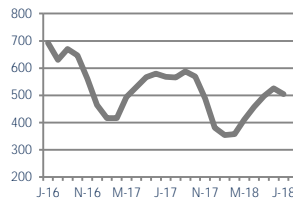
289



Up 2%  
Vs. Year Ago

### Active Inventory

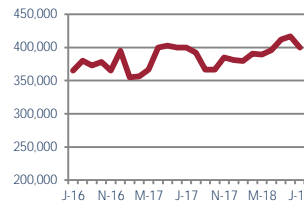
505



Down -11%  
Vs. Year Ago

### Median Sale Price

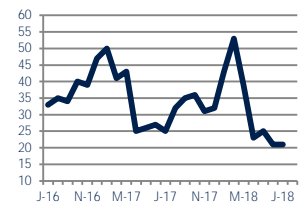
\$400,000



No Change  
Vs. Year Ago

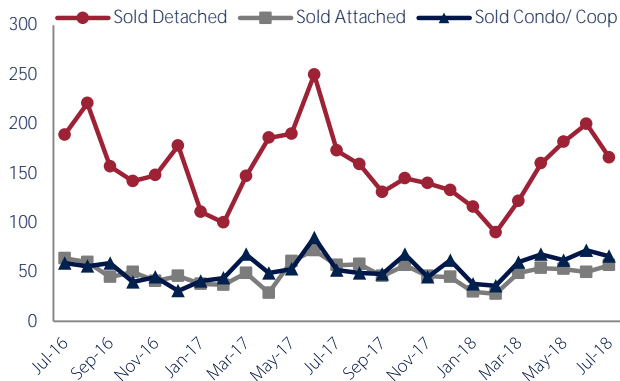
### Days On Market

21



Down -16%  
Vs. Year Ago

### Units Sold\*



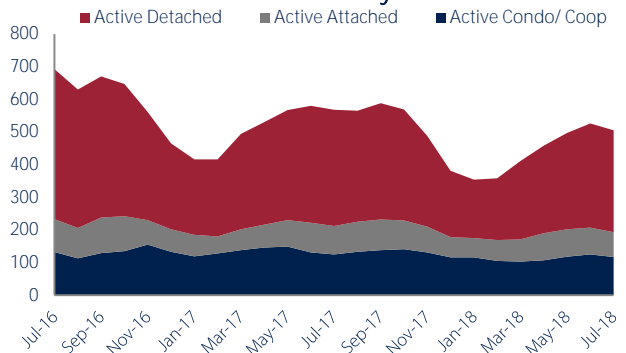
### Units Sold

There was a decrease in total units sold in July, with 289 sold this month in Silver Spring versus 322 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 2% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 11%. The total number of active inventory this July was 505 compared to 568 in July 2017. This month's total of 505 is lower than the previous month's total supply of available inventory of 526, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Silver Spring Homes was \$400,000. This July, the median sale price was \$400,000, which is similar compared to a year ago. The current median sold price is 4% higher than 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.



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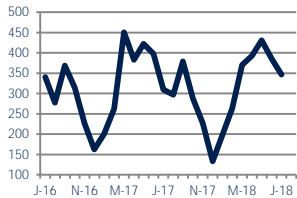
## Focus On: Silver Spring Housing Market

July 2018

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

### New Listings

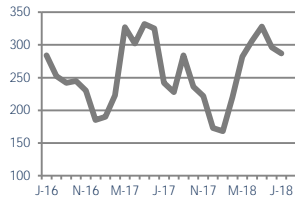
347



Up 12%  
Vs. Year Ago

### Current Contracts

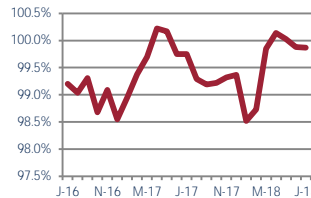
287



Up 19%  
Vs. Year Ago

### Sold Vs. List Price

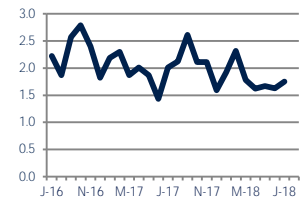
99.9%



No Change  
Vs. Year Ago

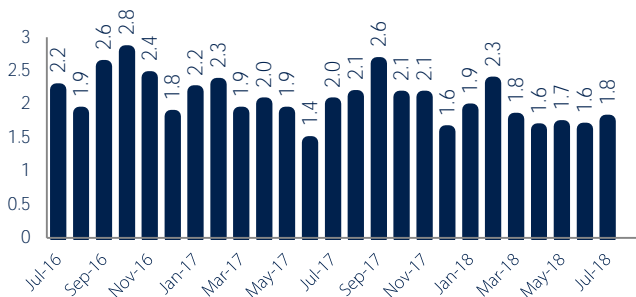
### Months of Supply

1.8



Down -13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

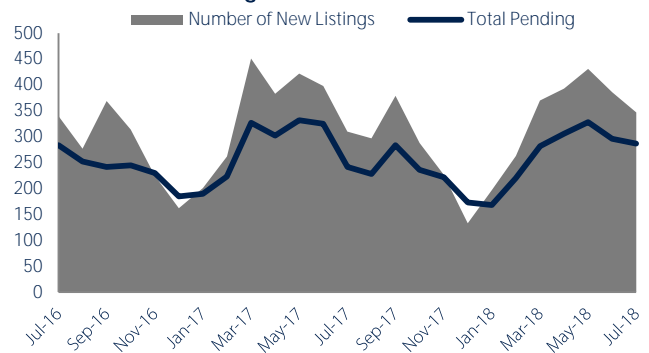
In July, there was 1.7 months of supply available in Silver Spring, compared to 2.0 in July 2017. That is a decrease of 13% versus a year ago.

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.

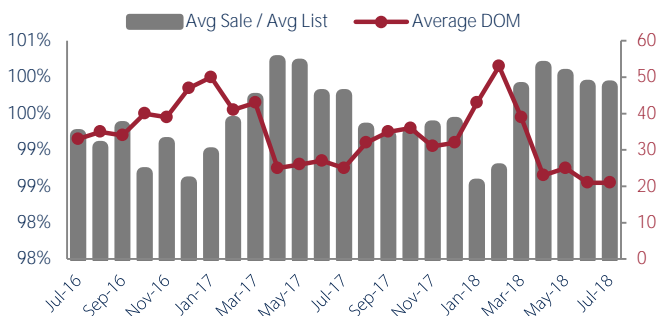
### New Listings & Current Contracts

This month there were 347 homes newly listed for sale in Silver Spring compared to 310 in July 2017, an increase of 12%. There were 287 current contracts pending sale this July compared to 242 a year ago. The number of current contracts is 19% higher 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 99.9% 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 21, lower than the average last year, which was 25, a decrease of 16%.



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