

2014
Montgomery County, MD

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$5,531,420,801	\$5,734,370,572	-3.54%
Avg Sold Price	\$503,956	\$500,338	0.72%
Median Sold Price	\$400,000	\$400,000	0.00%
Units Sold	10,976	11,461	-4.23%
Avg Days on Market	50	47	6.38%
Avg List Price for Solds	\$513,274	\$508,226	0.99%
Avg SP to OLP Ratio	96.7%	97.5%	-0.75%
Ratio of Avg SP to Avg OLP	96.2%	96.6%	-0.39%
Attached Avg Sold Price	\$316,204	\$313,171	0.97%
Detached Avg Sold Price	\$652,491	\$647,198	0.82%
Attached Units Sold	4,848	5,039	-3.79%
Detached Units Sold	6,128	6,422	-4.58%

Financing (Sold)

Assumption	0
Cash	2,003
Conventional	6,991
FHA	1,228
Other	253
Owner	7
VA	494

Days on Market (Sold)

0	431
1 to 10	3,227
11 to 20	1,486
21 to 30	968
31 to 60	1,840
61 to 90	1,119
91 to 120	678
121 to 180	693
181 to 360	470
361 to 720	55
721+	9

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	1	0	0	0	0	0	15
\$50K to \$99,999	2	0	0	0	0	0	232
\$100K to \$149,999	11	15	2	9	1	2	373
\$150K to \$199,999	16	43	11	111	3	12	428
\$200K to \$299,999	71	101	204	662	109	106	715
\$300K to \$399,999	49	16	485	473	688	114	394
\$400K to \$499,999	22	7	282	199	788	43	156
\$500K to \$599,999	13	6	152	126	609	33	76
\$600K to \$799,999	16	1	197	134	1,025	68	75
\$800K to \$999,999	2	0	98	22	470	18	11
\$1M to \$2,499,999	1	1	24	4	730	18	26
\$2.5M to \$4,999,999	0	0	0	0	43	0	2
\$5,000,000+	0	0	0	0	3	0	1
Total	204	190	1,455	1,740	4,469	414	2,504
Avg Sold Price	\$338,253	\$247,882	\$470,297	\$356,864	\$726,153	\$459,850	\$269,384
Prev Year - Avg Sold Price	\$341,468	\$227,551	\$462,797	\$356,475	\$720,978	\$454,521	\$270,620
Avg Sold % Change	-0.94%	8.93%	1.62%	0.11%	0.72%	1.17%	-0.46%
Prev Year - # of Solds	209	211	1,528	1,740	4,685	403	2,685