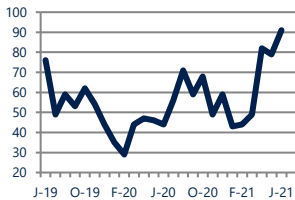




Zip Code(s): 20910, 20912 and 20907

Units Sold

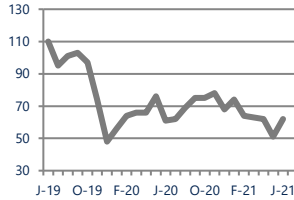
91



Up
Vs. Year Ago

Active Inventory

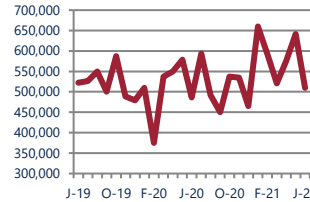
62



Up 2%
Vs. Year Ago

Median Sale Price

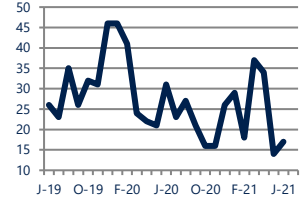
\$510,000



Up 5%
Vs. Year Ago

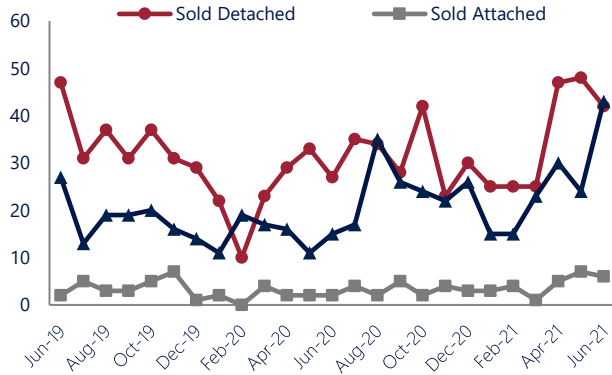
Days On Market

17



Down -45%
Vs. Year Ago

Units Sold*



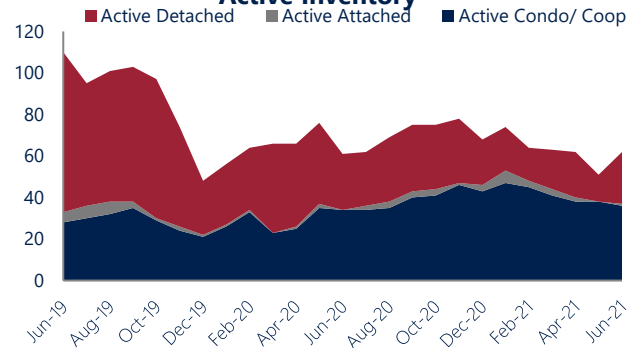
Units Sold

There was an increase in total units sold in June, with 91 sold this month in Downtown Silver Spring and Takoma Park. This month's total units sold was higher than at this time last year.

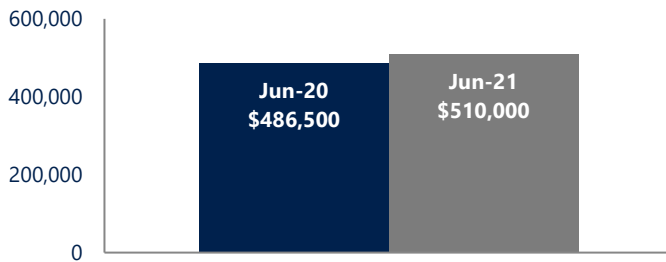
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this June was 62 compared to 61 in June 2020. This month's total of 62 is higher than the previous month's total supply of available inventory of 51, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$486,500. This June, the median sale price was \$510,000, an increase of 5% or \$23,500 compared to last year. The current median sold price is 20% lower than in May.

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

Downtown Silver Spring and Takoma Park are defined as properties listed in zip code/s 20910, 20912 and 20907.

*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.

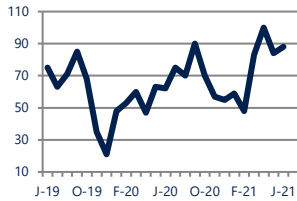




Zip Code(s): 20910, 20912 and 20907

New Listings

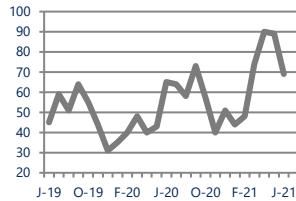
88



Up 42%
Vs. Year Ago

Current Contracts

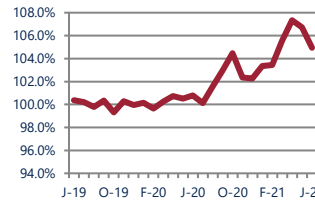
69



Up 6%
Vs. Year Ago

Sold Vs. List Price

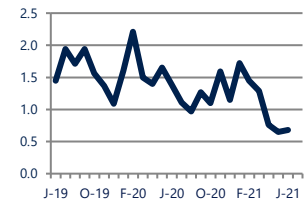
105.0%



Up 4.1%
Vs. Year Ago

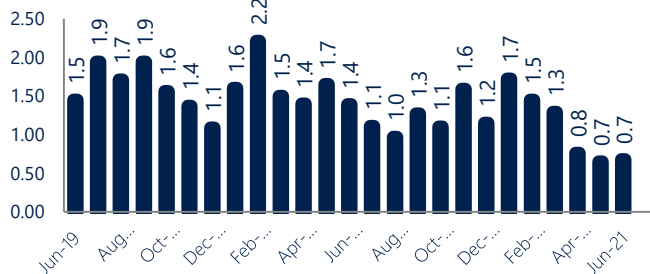
Months of Supply

0.7



Down -51%
Vs. Year Ago

Months Of Supply



Months of Supply

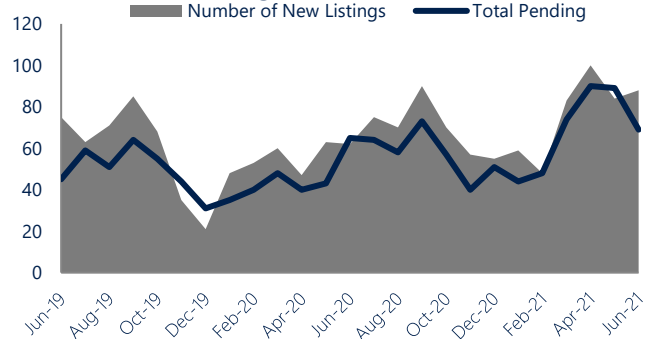
In June, there was 0.7 months of supply available in Downtown Silver Spring and Takoma Park, compared to 1.4 in June 2020. That is a decrease of 51% versus a year ago.

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.

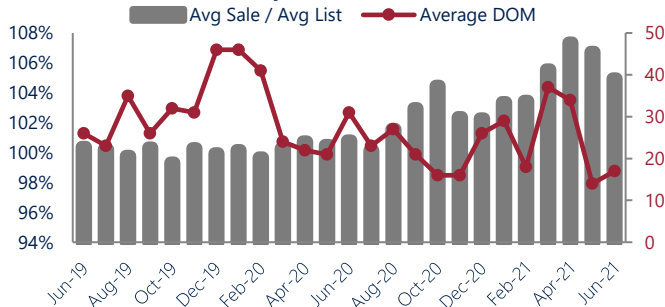
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 62 in June 2020, an increase of 42%. There were 69 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Downtown Silver Spring and Takoma Park was 105.0% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 31, a decrease of 45%.

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