



# The Long & Foster® Market Minute™



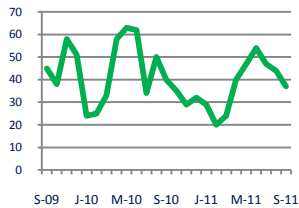
**Focus On: Downtown Silver Spring and Takoma Park Housing Market**

**September 2011**

**Zip Code(s): 20910, 20912 and 20907**

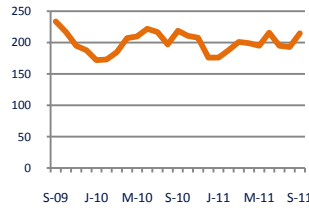
## Units Sold

**37**



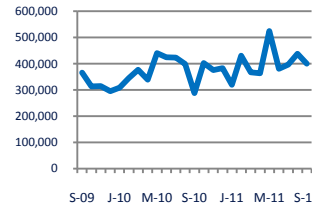
## Active Inventory

**215**



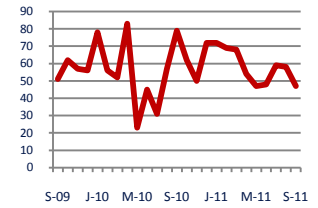
## Median Sale Price

**\$399,990**



## Days On Market

**47**



**Down - 7%**

**Vs. Year Ago**

**Down - 2%**

**Vs. Year Ago**

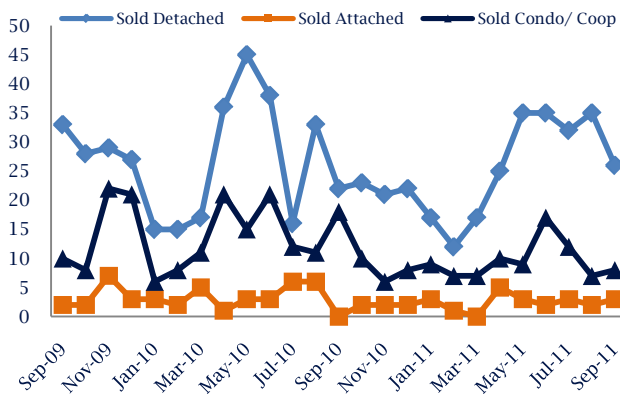
**Up**

**Vs. Year Ago**

**Down - 41%**

**Vs. Year Ago**

### Units Sold\*



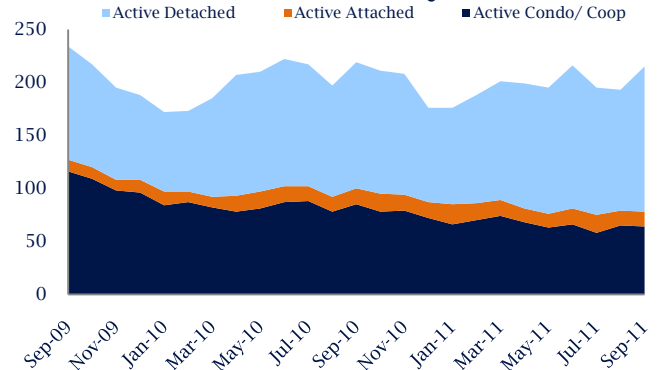
### Units Sold

There was a decrease in total units sold in September, with 37 sold this month in Downtown Silver Spring and Takoma Park versus 44 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 8% versus September 2010.

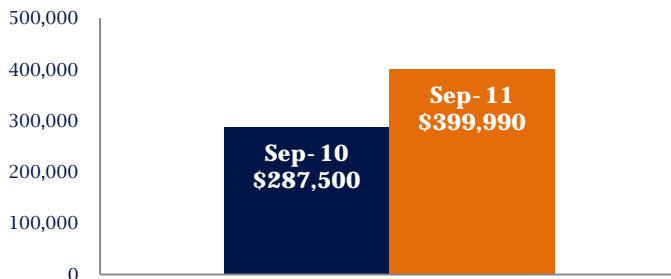
### Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this September was 215 compared to 219 in September 2010. This month's total of 215 is higher than the previous month's total supply of available inventory of 193, an increase of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$287,500. This September, the median sale price was \$399,990, an increase of \$112,490 compared to last year. The current median sold price is lower than in August.

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 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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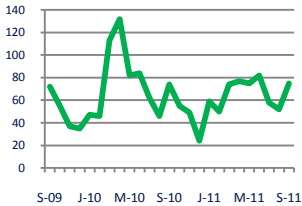
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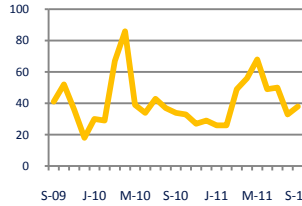
## New Listings

**75**



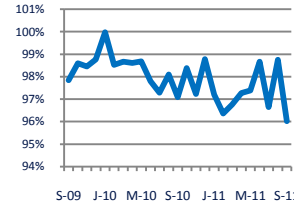
## Current Contracts

**38**



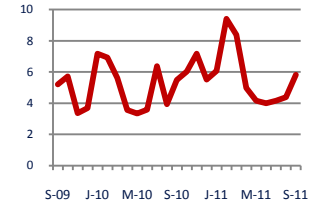
## Sold Vs. List Price

**96.0%**



## Months of Supply

**5.8**



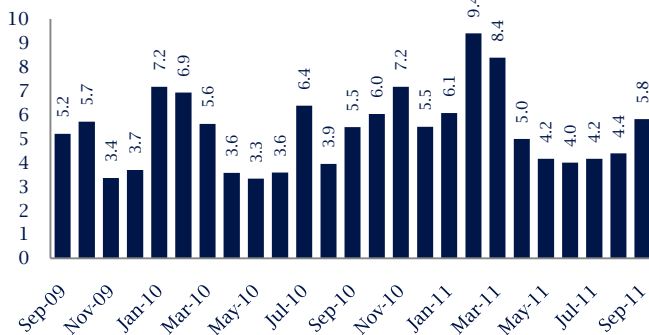
**Up 1%**  
Vs. Year Ago

**Up 12%**  
Vs. Year Ago

**Down - 1.1%**  
Vs. Year Ago

**Up 6%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

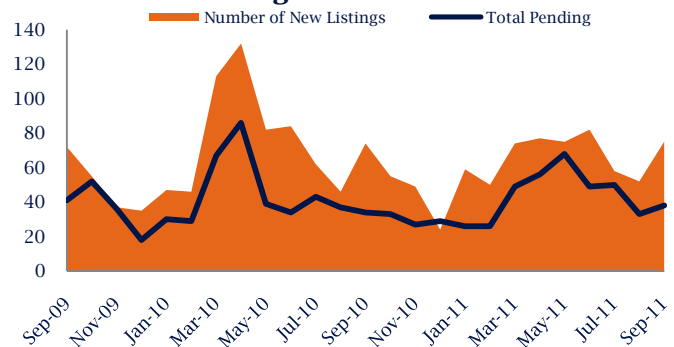
In September, there was 5.8 months of supply available in Downtown Silver Spring and Takoma Park, compared to 5.5 in September 2010. That is an increase of 6% versus a year ago.

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.

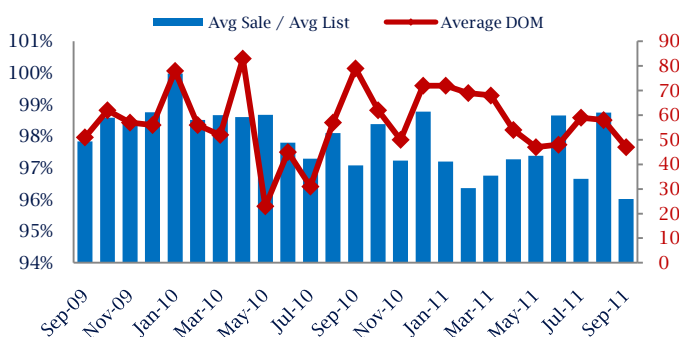
## New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 74 in September 2010, an increase of 1%. There were 38 current contracts pending sale this September compared to 34 a year ago. The number of current contracts is 12% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Downtown Silver Spring and Takoma Park was 96.0% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 79, a decrease of 41%.

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