

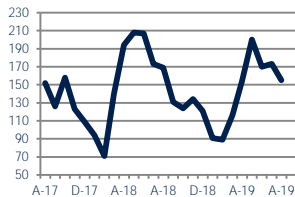
Focus On: Gaithersburg Housing Market

August 2019

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

Units Sold

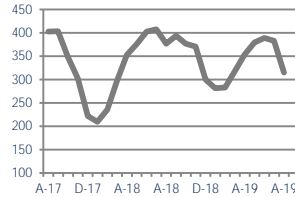
155



Down -8%
Vs. Year Ago

Active Inventory

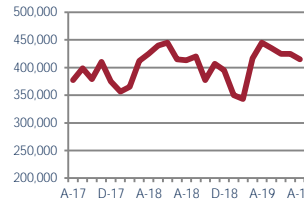
315



Down -16%
Vs. Year Ago

Median Sale Price

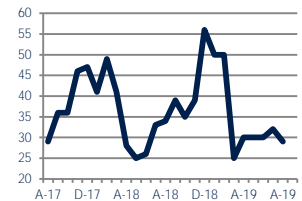
\$415,000



No Change
Vs. Year Ago

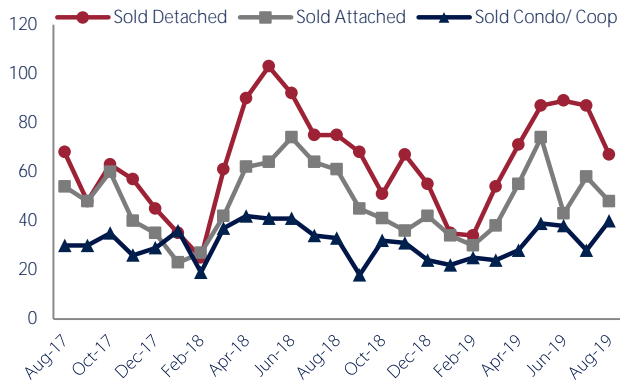
Days On Market

29



Down -15%
Vs. Year Ago

Units Sold*



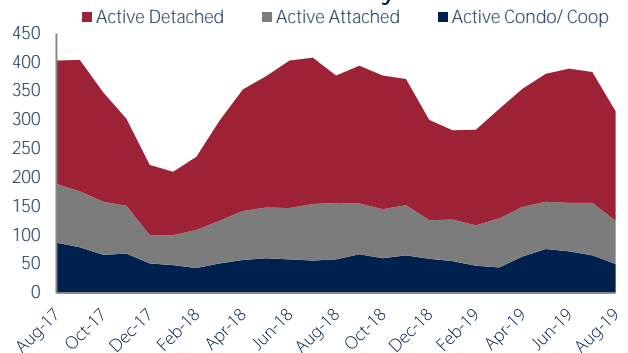
Units Sold

There was a decrease in total units sold in August, with 155 sold this month in Gaithersburg versus 173 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 8% versus August 2018.

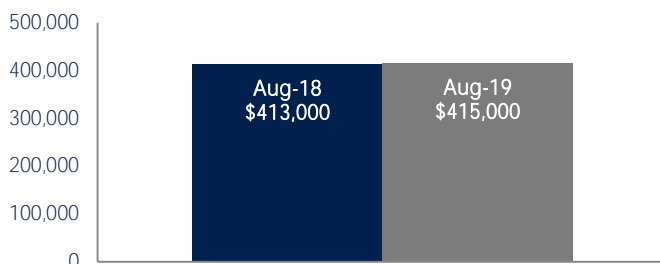
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 16%. The total number of active inventory this August was 315 compared to 377 in August 2018. This month's total of 315 is lower than the previous month's total supply of available inventory of 383, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Gaithersburg Homes was \$413,000. This August, the median sale price was \$415,000, which is similar compared to a year ago. The current median sold price is 2% higher than in July.

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

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*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.



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INTERNATIONAL REAL ESTATE



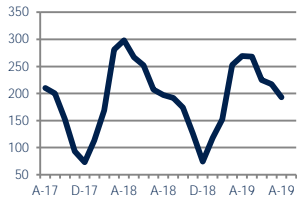
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August 2019

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

New Listings

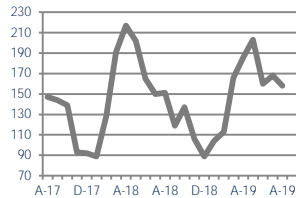
193



Down -2%
Vs. Year Ago

Current Contracts

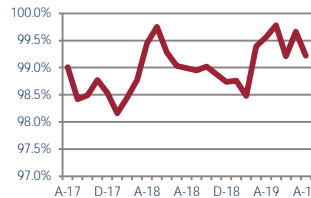
158



Up 5%
Vs. Year Ago

Sold Vs. List Price

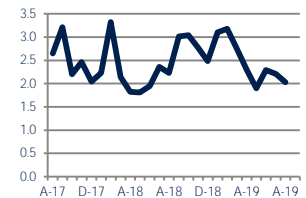
99.2%



No Change
Vs. Year Ago

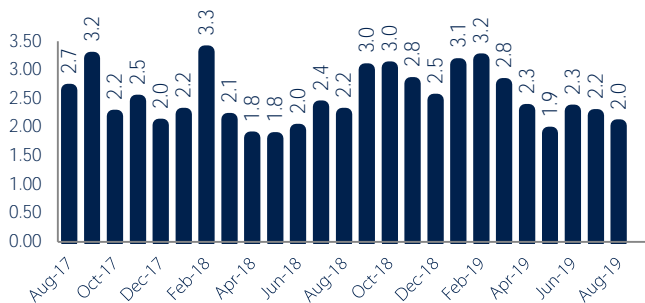
Months of Supply

2.0



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

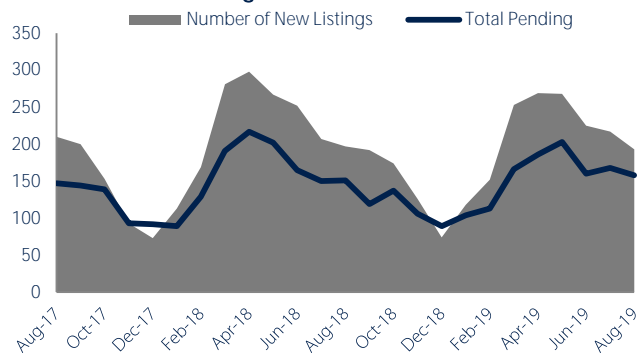
In August, there was 2.0 months of supply available in Gaithersburg, compared to 2.2 in August 2018. That is a decrease of 9% versus a year ago.

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.

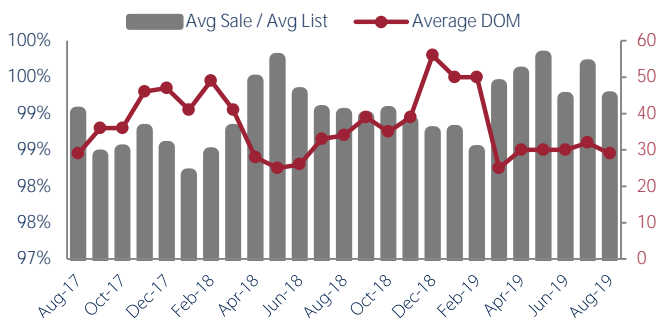
New Listings & Current Contracts

This month there were 193 homes newly listed for sale in Gaithersburg compared to 197 in August 2018, a decrease of 2%. There were 158 current contracts pending sale this August compared to 151 a year ago. The number of current contracts is 5% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Gaithersburg was 99.2% 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 29, lower than the average last year, which was 34, a decrease of 15%.



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