



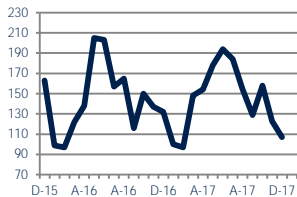
Focus On: Gaithersburg Housing Market

December 2017

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

Units Sold

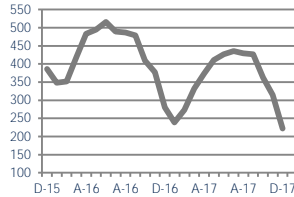
107



Down -19%  
Vs. Year Ago

Active Inventory

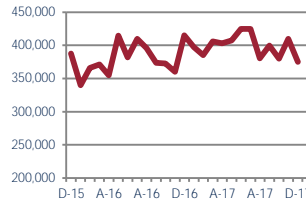
222



Down -21%  
Vs. Year Ago

Median Sale Price

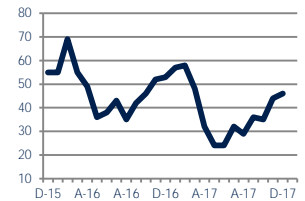
\$375,000



Down -10%  
Vs. Year Ago

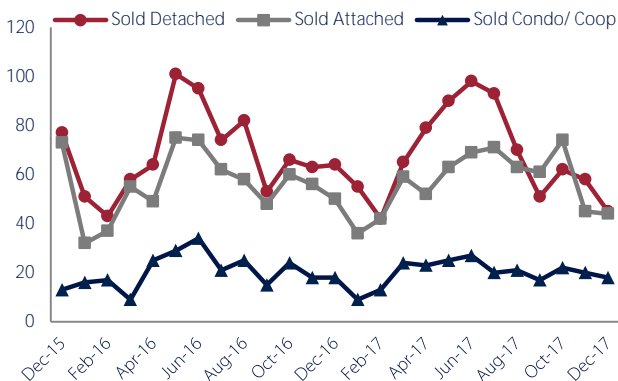
Days On Market

46



Down -13%  
Vs. Year Ago

Units Sold\*



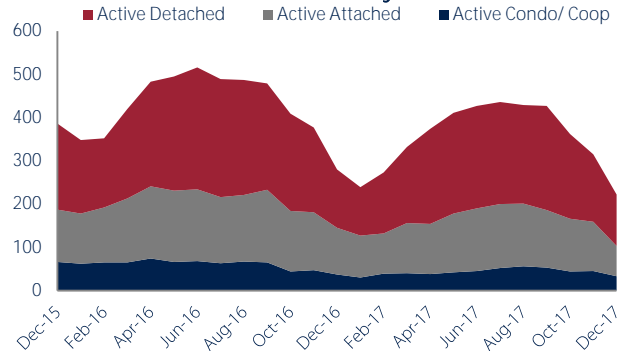
Units Sold

There was a decrease in total units sold in December, with 107 sold this month in Gaithersburg versus 123 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 19% versus December 2016.

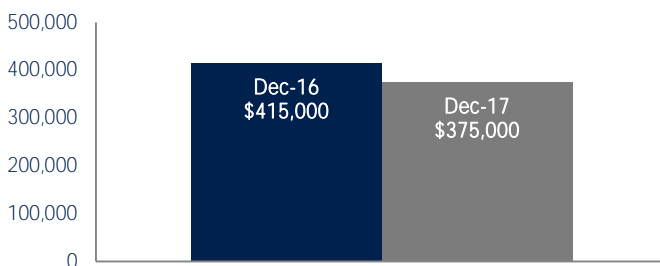
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 21%. The total number of active inventory this December was 222 compared to 280 in December 2016. This month's total of 222 is lower than the previous month's total supply of available inventory of 315, a decrease of 30%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last December, the median sale price for Gaithersburg Homes was \$415,000. This December, the median sale price was \$375,000, a decrease of 10% or \$40,000 compared to last year. The current median sold price is 9% lower than in November.

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



Gaithersburg are defined as properties listed in zip code/s 20877, 20878, 20879, 20882, 20880 and 20899.

\*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.



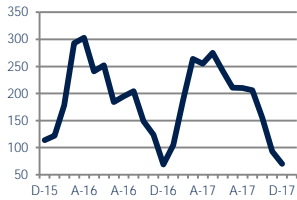
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December 2017

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

**New Listings**

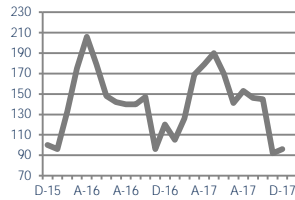
70



**Up 1%**  
Vs. Year Ago

**Current Contracts**

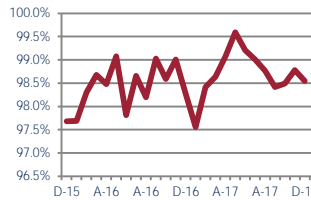
96



**Down -20%**  
Vs. Year Ago

**Sold Vs. List Price**

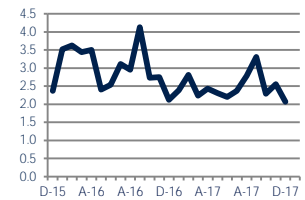
98.6%



**No Change**  
Vs. Year Ago

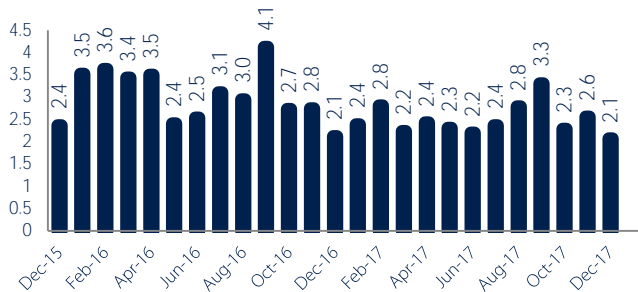
**Months of Supply**

2.1



**No Change**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

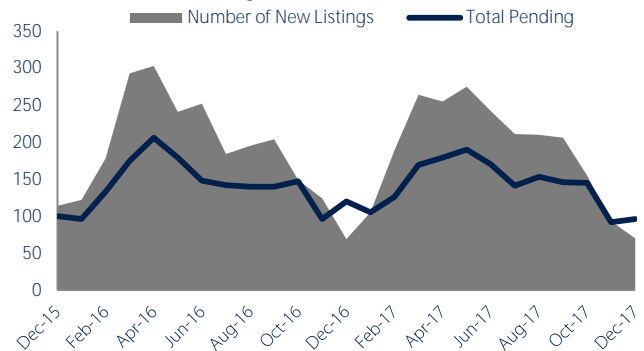
In December, there was 2.1 months of supply available in Gaithersburg. The amount of supply is similar compared to a year ago.

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.

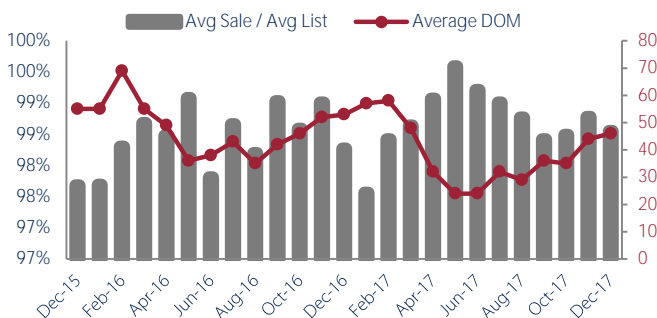
**New Listings & Current Contracts**

This month there were 70 homes newly listed for sale in Gaithersburg compared to 69 in December 2016, an increase of 1%. There were 96 current contracts pending sale this December compared to 120 a year ago. The number of current contracts is 20% lower than last December.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In December, the average sale price in Gaithersburg was 98.6% 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 46, lower than the average last year, which was 53, a decrease of 13%.



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