



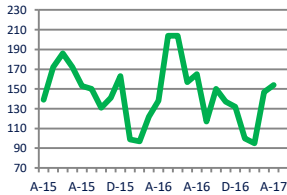
## Focus On: Gaithersburg Housing Market

April 2017

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

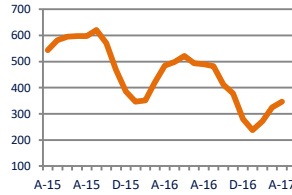
### Units Sold

154



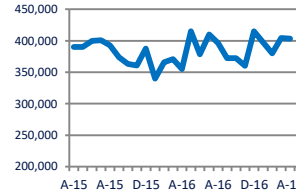
### Active Inventory

346



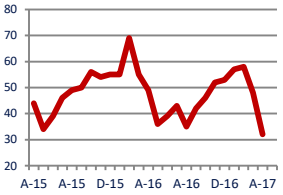
### Median Sale Price

\$403,250



### Days On Market

32



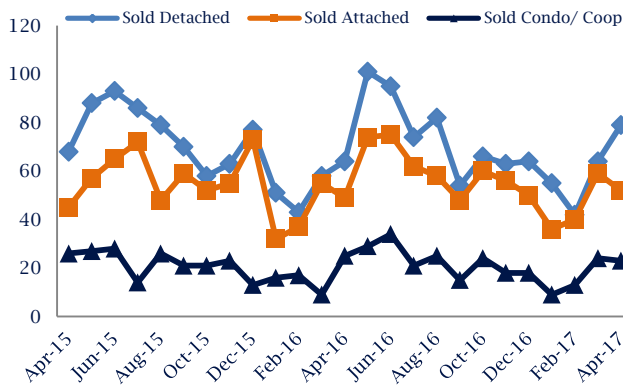
**Up 12%**  
Vs. Year Ago

**Down -29%**  
Vs. Year Ago

**Up 14%**  
Vs. Year Ago

**Down -35%**  
Vs. Year Ago

### Units Sold\*



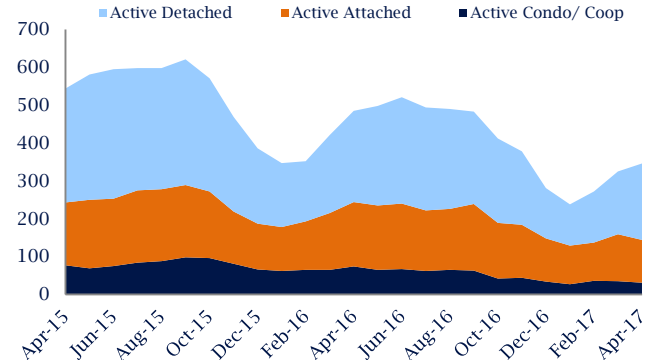
### Units Sold

There was an increase in total units sold in April, with 154 sold this month in Gaithersburg versus 147 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 12% versus April 2016.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 139 units or 29%. The total number of active inventory this April was 346 compared to 485 in April 2016. This month's total of 346 is higher than the previous month's total supply of available inventory of 325, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Gaithersburg Homes was \$355,000. This April, the median sale price was \$403,250, an increase of 14% or \$48,250 compared to last year. The current median sold price is approximately the same as the median price in March.

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 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.



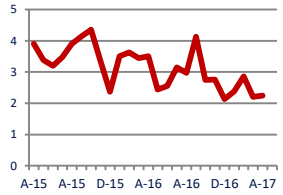
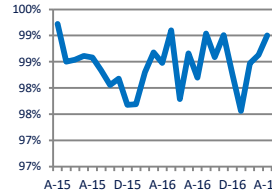
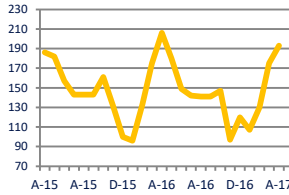
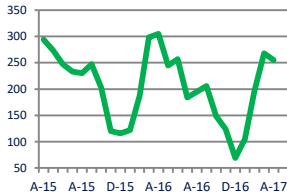


## Focus On: Gaithersburg Housing Market

April 2017

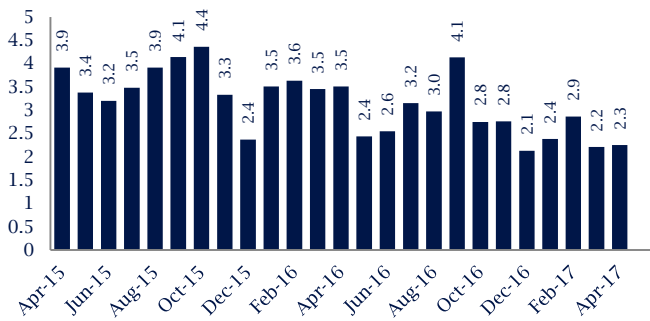
Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

<b>New Listings</b> 255	<b>Current Contracts</b> 193	<b>Sold Vs. List Price</b> 99.0%	<b>Months of Supply</b> 2.3
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<b>Down -16%</b> Vs. Year Ago	<b>Down -6%</b> Vs. Year Ago	<b>Up 0.5%</b> Vs. Year Ago	<b>Down -36%</b> Vs. Year Ago
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### Months Of Supply



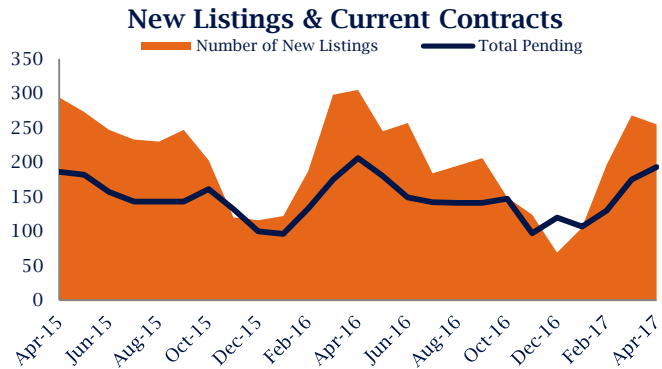
### Months of Supply

In April, there was 2.2 months of supply available in Gaithersburg, compared to 3.5 in April 2016. That is a decrease of 36% versus a year ago.

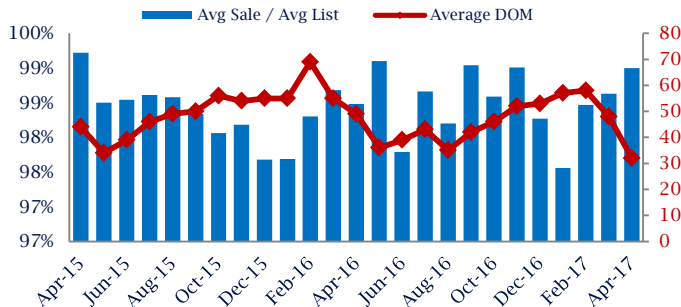
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 255 homes newly listed for sale in Gaithersburg compared to 305 in April 2016, a decrease of 16%. There were 193 current contracts pending sale this April compared to 206 a year ago. The number of current contracts is 6% lower than last April.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Gaithersburg was 99.0% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 49, a decrease of 35%.

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