



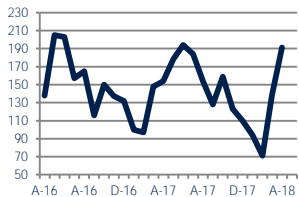
Focus On: Gaithersburg Housing Market

April 2018

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

Units Sold

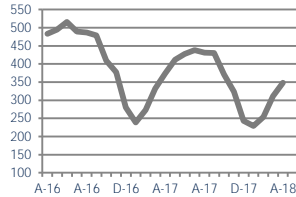
191



Up 24%
Vs. Year Ago

Active Inventory

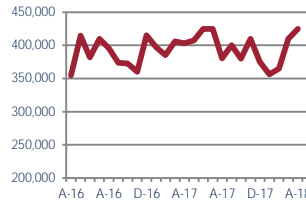
348



Down -7%
Vs. Year Ago

Median Sale Price

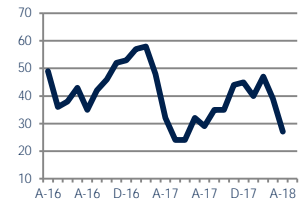
\$425,000



Up 5%
Vs. Year Ago

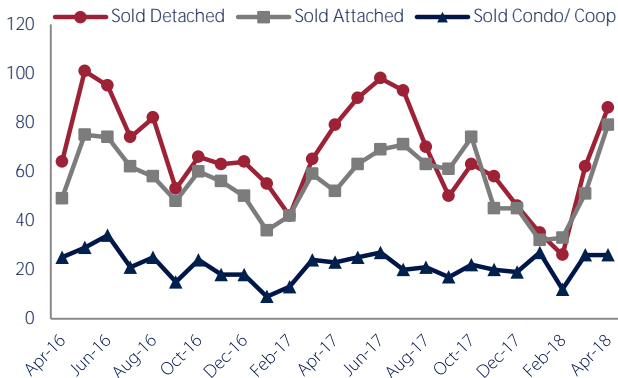
Days On Market

27



Down -16%
Vs. Year Ago

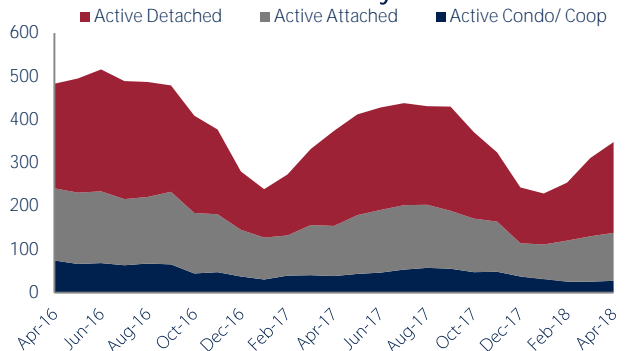
Units Sold*



Units Sold

There was an increase in total units sold in April, with 191 sold this month in Gaithersburg. This month's total units sold was higher than at this time last year.

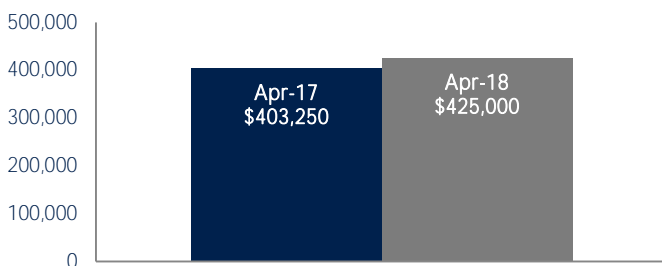
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 7%. The total number of active inventory this April was 348 compared to 374 in April 2017. This month's total of 348 is higher than the previous month's total supply of available inventory of 311, an increase of 12%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Gaithersburg Homes was \$403,250. This April, the median sale price was \$425,000, an increase of 5% or \$21,750 compared to last year. The current median sold price is 4% higher than 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.



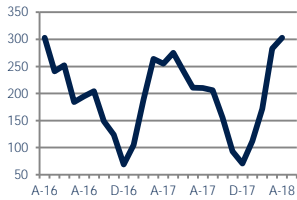
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New Listings

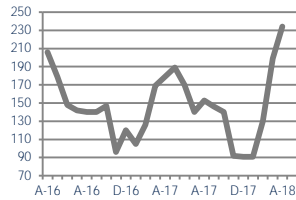
303



Up 19%
Vs. Year Ago

Current Contracts

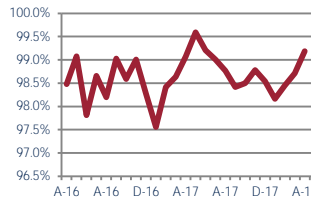
234



Up 31%
Vs. Year Ago

Sold Vs. List Price

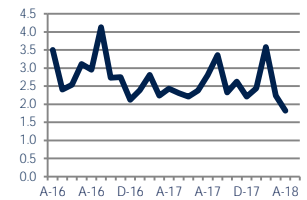
99.2%



No Change
Vs. Year Ago

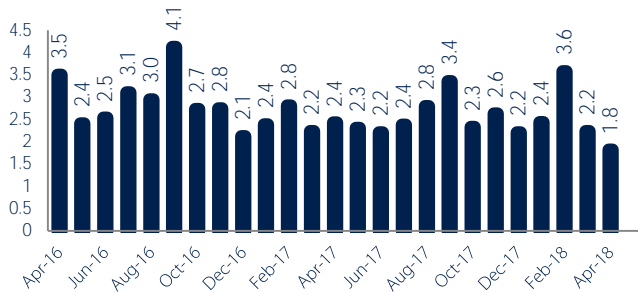
Months of Supply

1.8



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

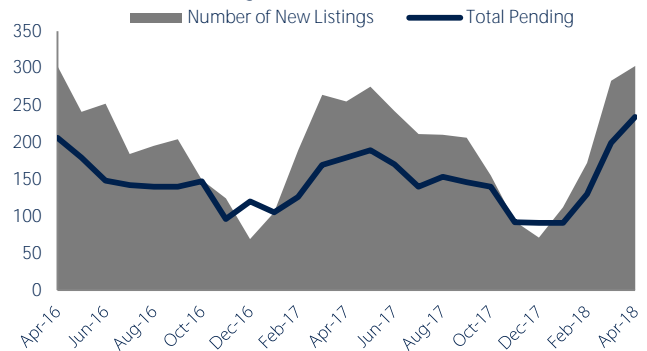
In April, there was 1.8 months of supply available in Gaithersburg, compared to 2.4 in April 2017. That is a decrease of 25% versus a year ago.

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.

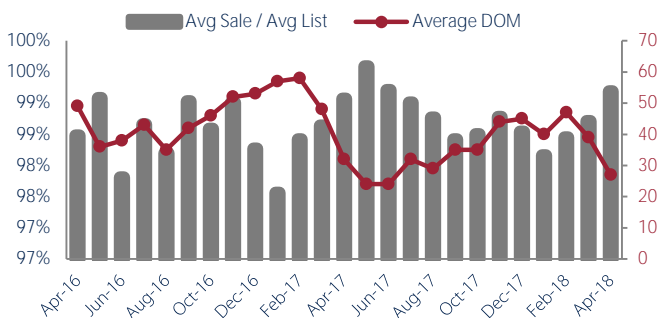
New Listings & Current Contracts

This month there were 303 homes newly listed for sale in Gaithersburg compared to 255 in April 2017, an increase of 19%. There were 234 current contracts pending sale this April compared to 179 a year ago. The number of current contracts is 31% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, 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 27, lower than the average last year, which was 32, a decrease of 16%.



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