



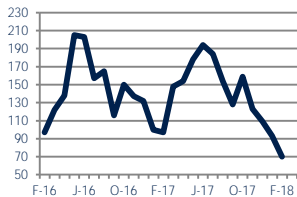
Focus On: Gaithersburg Housing Market

February 2018

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

Units Sold

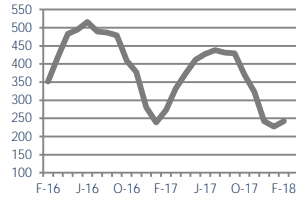
70



Down -28%
Vs. Year Ago

Active Inventory

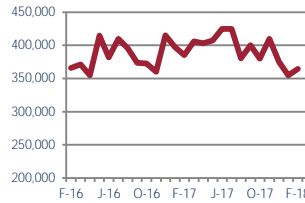
242



Down -11%
Vs. Year Ago

Median Sale Price

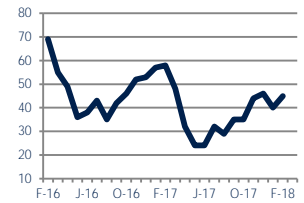
\$364,400



Down -5%
Vs. Year Ago

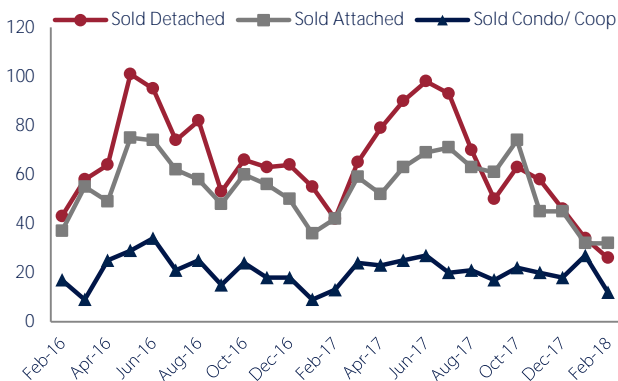
Days On Market

45



Down -22%
Vs. Year Ago

Units Sold*



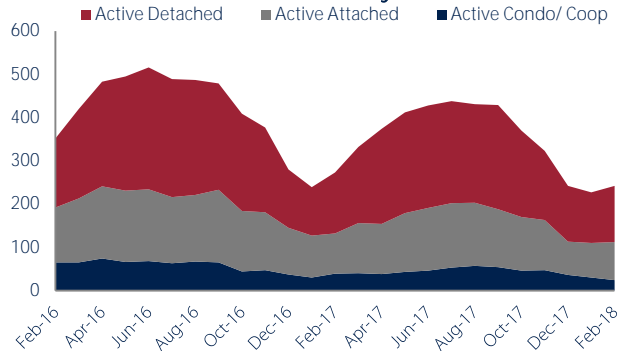
Units Sold

There was a decrease in total units sold in February, with 70 sold this month in Gaithersburg versus 93 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 28% versus February 2017.

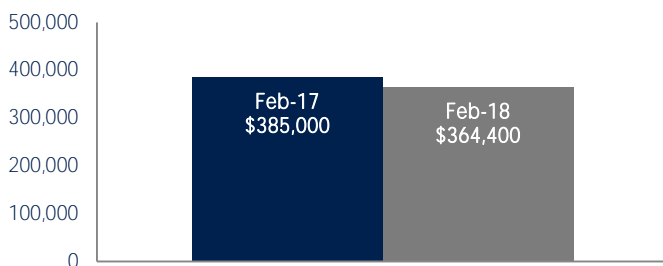
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 11%. The total number of active inventory this February was 242 compared to 273 in February 2017. This month's total of 242 is higher than the previous month's total supply of available inventory of 227, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Gaithersburg Homes was \$385,000. This February, the median sale price was \$364,400, a decrease of 5% or \$20,600 compared to last year. The current median sold price is 3% higher than in January.

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.





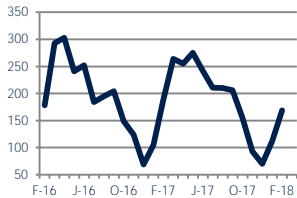
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New Listings

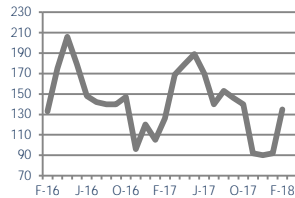
169



Down -11%
Vs. Year Ago

Current Contracts

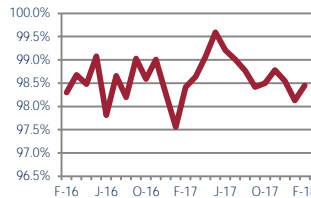
135



Up 7%
Vs. Year Ago

Sold Vs. List Price

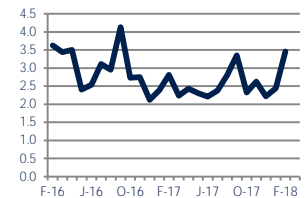
98.5%



No Change
Vs. Year Ago

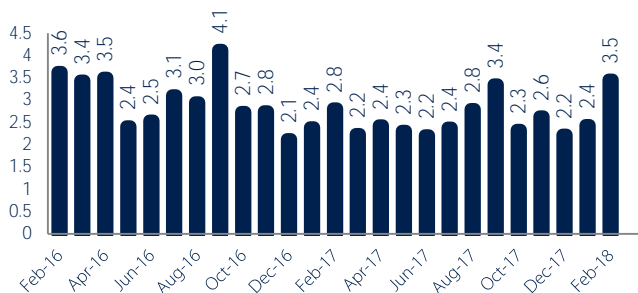
Months of Supply

3.5



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

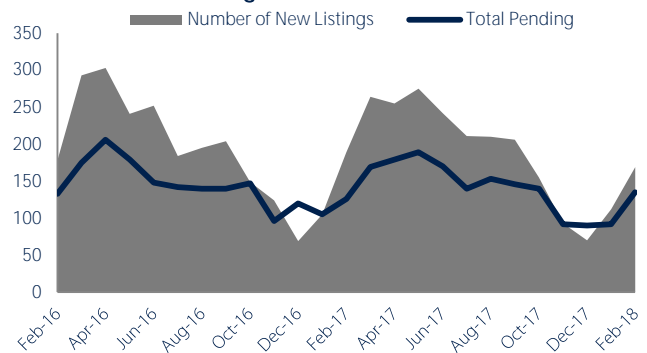
In February, there was 3.5 months of supply available in Gaithersburg, compared to 2.8 in February 2017. That is an increase of 23% versus a year ago.

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.

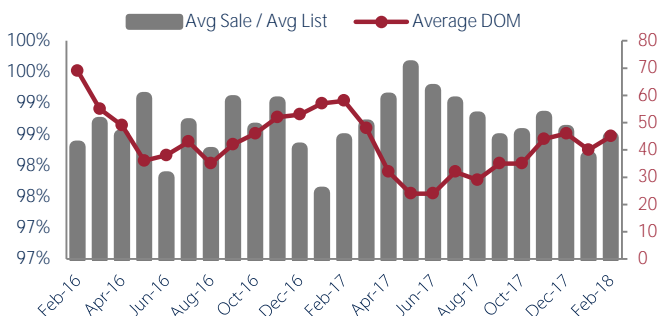
New Listings & Current Contracts

This month there were 169 homes newly listed for sale in Gaithersburg compared to 189 in February 2017, a decrease of 11%. There were 135 current contracts pending sale this February compared to 126 a year ago. The number of current contracts is 7% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Gaithersburg was 98.5% 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 45, lower than the average last year, which was 58, a decrease of 22%.



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