



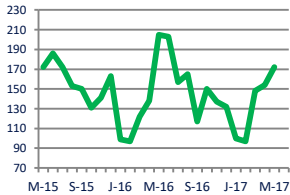
Focus On: Gaithersburg Housing Market

May 2017

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

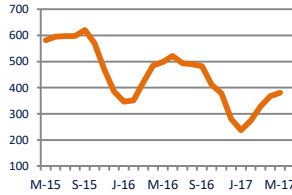
Units Sold

172



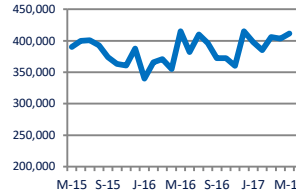
Active Inventory

381



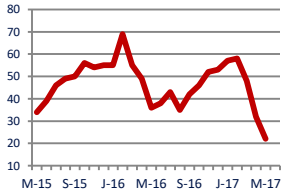
Median Sale Price

\$411,250



Days On Market

22

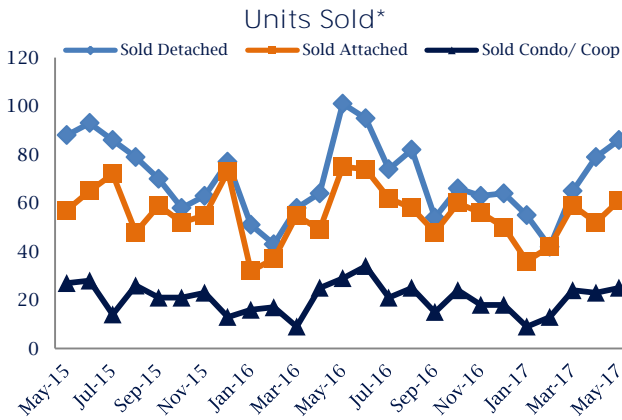


Down -16%
Vs. Year Ago

Down -23%
Vs. Year Ago

Down -1%
Vs. Year Ago

Down -39%
Vs. Year Ago

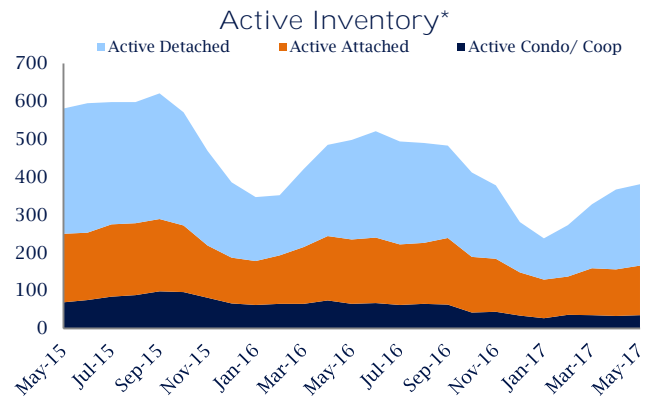


Units Sold

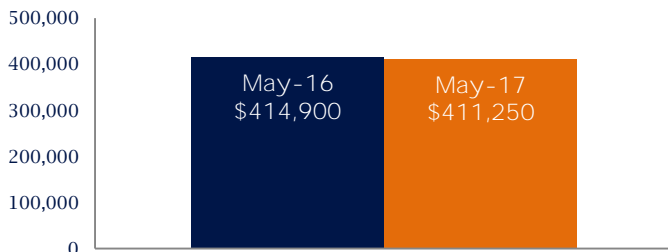
There was an increase in total units sold in May, with 172 sold this month in Gaithersburg versus 154 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 117 units or 23%. The total number of active inventory this May was 381 compared to 498 in May 2016. This month's total of 381 is higher than the previous month's total supply of available inventory of 367, an increase of 4%.



Median Sale Price



Median Sale Price

Last May, the median sale price for Gaithersburg Homes was \$414,900. This May, the median sale price was \$411,250, a decrease of 1% or \$3,650 compared to last year. The current median sold price is 2% higher than in April.

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.





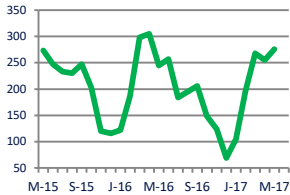
Focus On: Gaithersburg Housing Market

May 2017

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

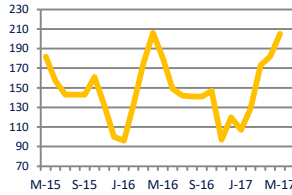
New Listings

276



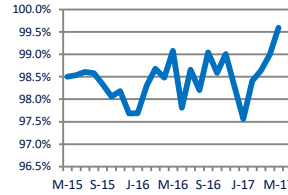
Current Contracts

205



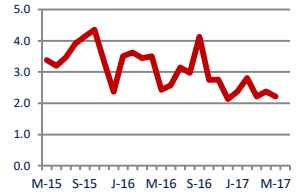
Sold Vs. List Price

99.6%



Months of Supply

2.2



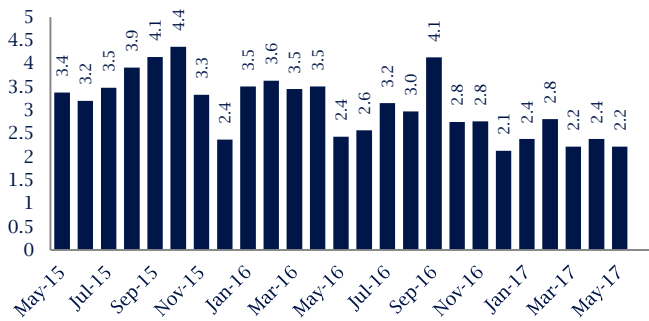
Up 13%
Vs. Year Ago

Up 14%
Vs. Year Ago

Up 0.5%
Vs. Year Ago

Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

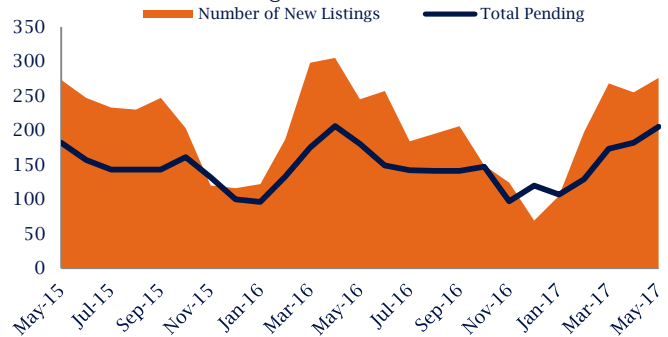
In May, there was 2.2 months of supply available in Gaithersburg, compared to 2.4 in May 2016. That is a decrease of 9% versus a year ago.

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 276 homes newly listed for sale in Gaithersburg compared to 245 in May 2016, an increase of 13%. There were 205 current contracts pending sale this May compared to 180 a year ago. The number of current contracts is 14% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Gaithersburg was 99.6% 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 22, lower than the average last year, which was 36, a decrease of 39%.

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.

