

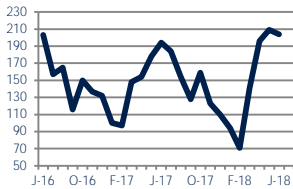


Focus On: Gaithersburg Housing Market

June 2018

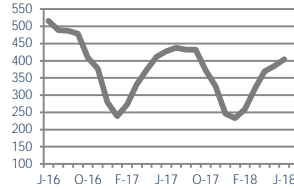
Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

Units Sold
204



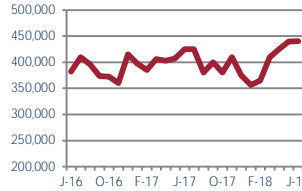
Up 5%
Vs. Year Ago

Active Inventory
404



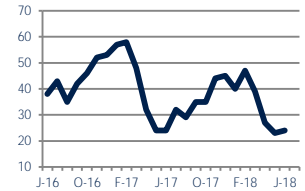
Down -6%
Vs. Year Ago

Median Sale Price
\$440,500



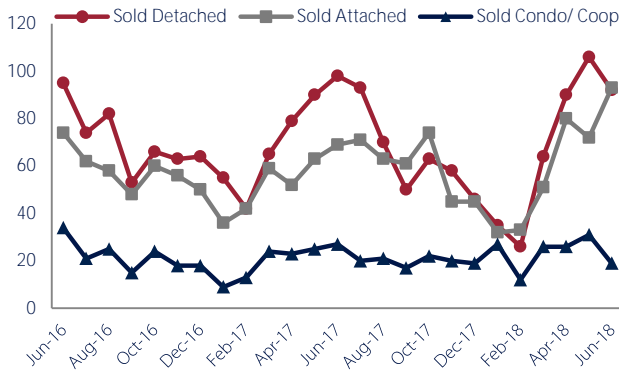
Up 4%
Vs. Year Ago

Days On Market
24



No Change
Vs. Year Ago

Units Sold*



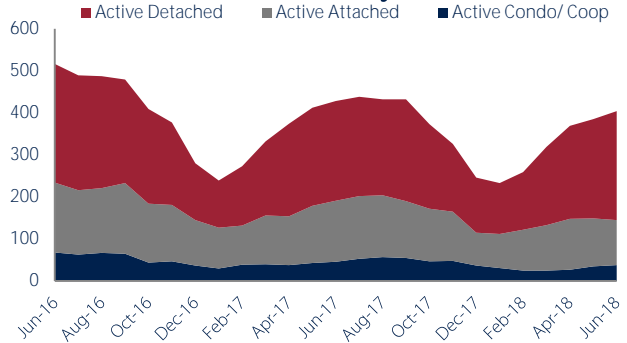
Units Sold

There was a decrease in total units sold in June, with 204 sold this month in Gaithersburg versus 209 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 5% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 6%. The total number of active inventory this June was 404 compared to 428 in June 2017. This month's total of 404 is higher than the previous month's total supply of available inventory of 385, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gaithersburg Homes was \$425,000. This June, the median sale price was \$440,500, an increase of 4% or \$15,500 compared to last year. The current median sold price is approximately the same as the median price in May.

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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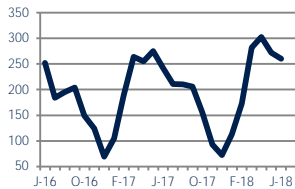
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June 2018

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

New Listings

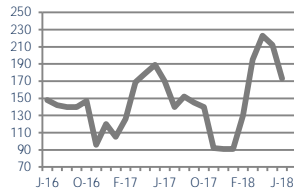
260



Up 7%
Vs. Year Ago

Current Contracts

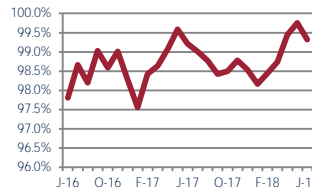
173



Up 2%
Vs. Year Ago

Sold Vs. List Price

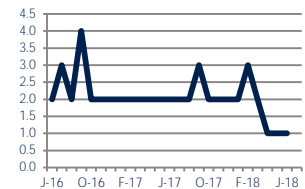
99.3%



No Change
Vs. Year Ago

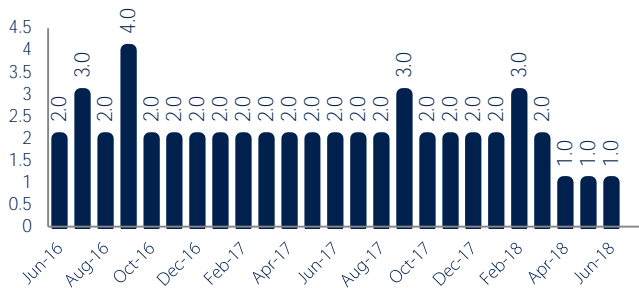
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

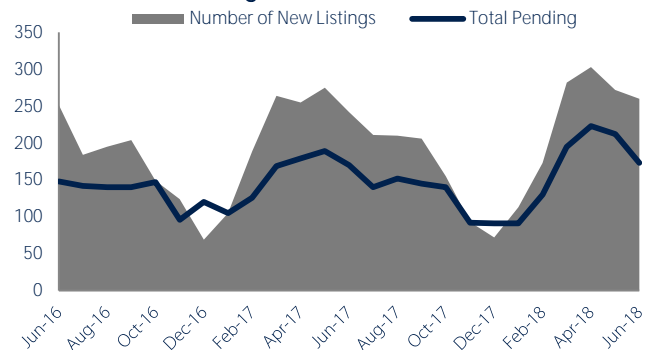
In June, there was 2.0 months of supply available in Gaithersburg, compared to 2.2 in June 2017. That is a decrease of 10% versus a year ago.

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.

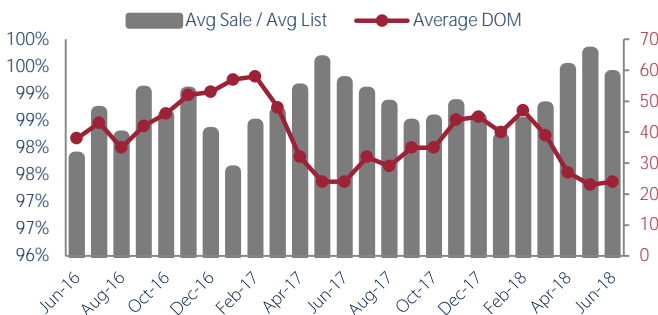
New Listings & Current Contracts

This month there were 260 homes newly listed for sale in Gaithersburg compared to 242 in June 2017, an increase of 7%. There were 173 current contracts pending sale this June compared to 170 a year ago. The number of current contracts is 2% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Gaithersburg was 99.3% 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 24, which is similar compared to a year ago.



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