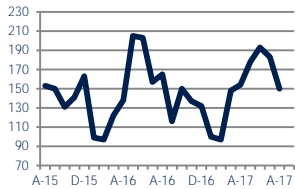


**Focus On: Gaithersburg Housing Market**

August 2017

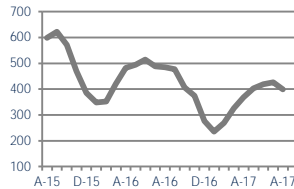
Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

**Units Sold**  
150



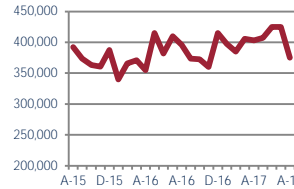
Down -9%  
Vs. Year Ago

**Active Inventory**  
399



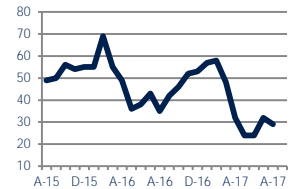
Down -18%  
Vs. Year Ago

**Median Sale Price**  
\$375,000

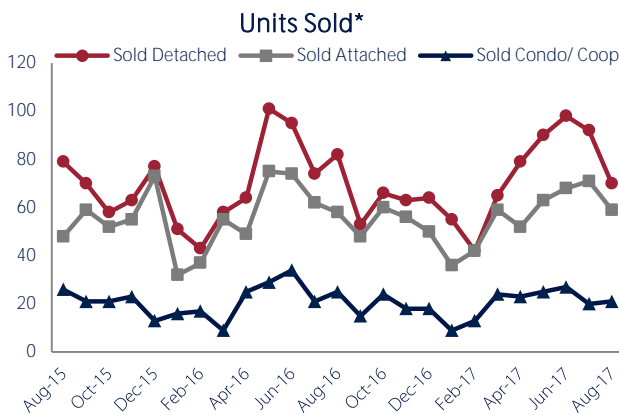


Down -5%  
Vs. Year Ago

**Days On Market**  
29



Down -17%  
Vs. Year Ago

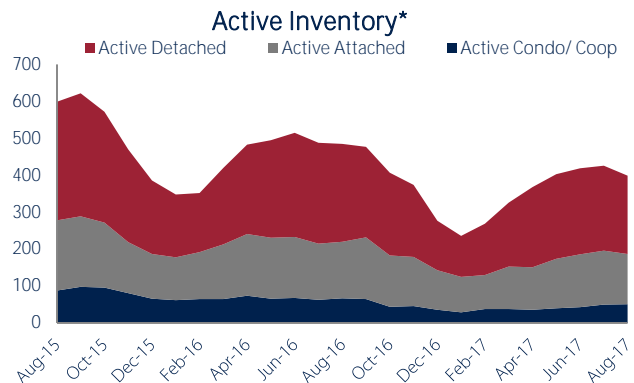


**Units Sold**

There was a decrease in total units sold in August, with 150 sold this month in Gaithersburg versus 183 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 9% versus August 2016.

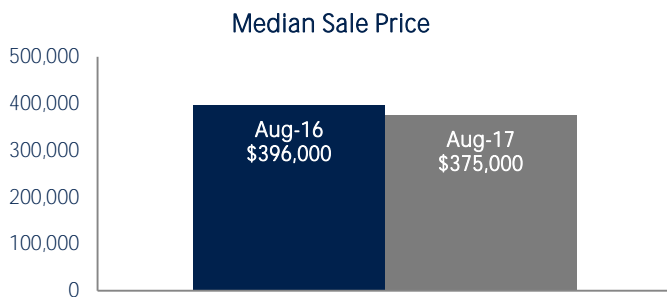
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 86 units or 18%. The total number of active inventory this August was 399 compared to 485 in August 2016. This month's total of 399 is lower than the previous month's total supply of available inventory of 426, a decrease of 6%.



**Median Sale Price**

Last August, the median sale price for Gaithersburg Homes was \$396,000. This August, the median sale price was \$375,000, a decrease of 5% or \$21,000 compared to last year. The current median sold price is 12% lower than in July.



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

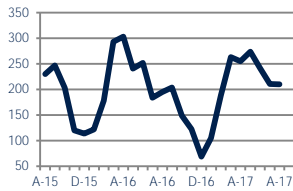
**Focus On: Gaithersburg Housing Market**

August 2017

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

**New Listings**

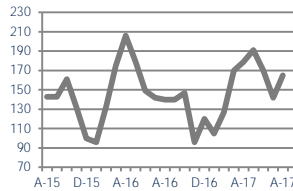
210



**Up 8%**  
Vs. Year Ago

**Current Contracts**

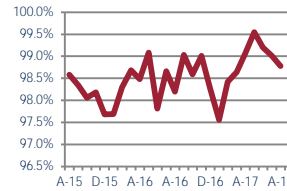
165



**Up 18%**  
Vs. Year Ago

**Sold Vs. List Price**

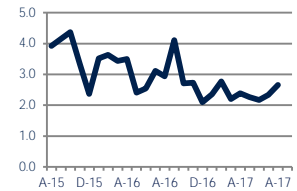
98.8%



**Up 0.6%**  
Vs. Year Ago

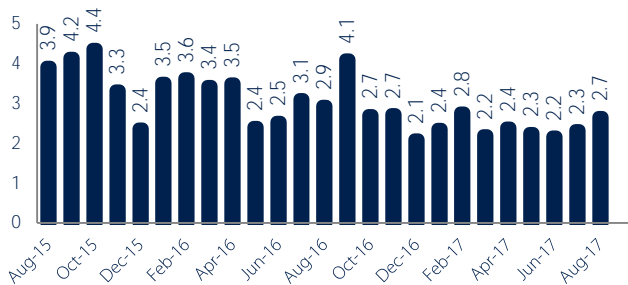
**Months of Supply**

2.7



**Down -10%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

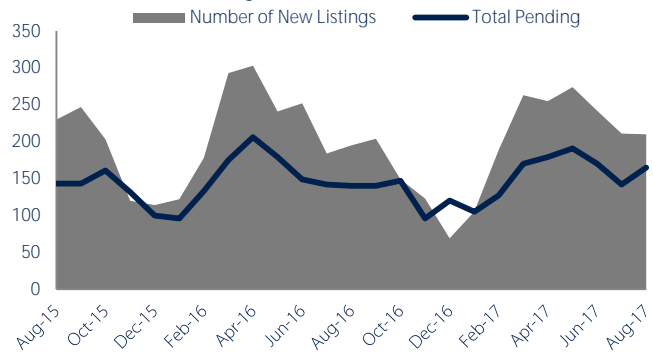
In August, there was 2.7 months of supply available in Gaithersburg, compared to 2.9 in August 2016. That is a decrease of 10% versus a year ago.

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.

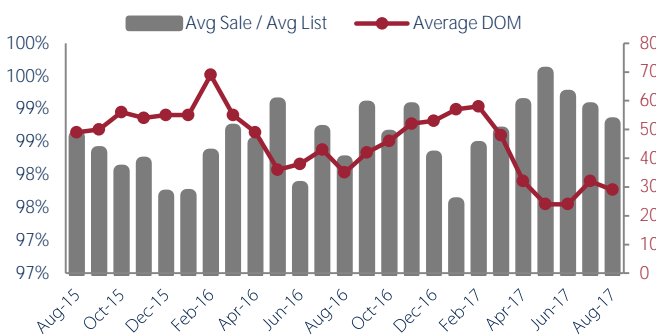
**New Listings & Current Contracts**

This month there were 210 homes newly listed for sale in Gaithersburg compared to 195 in August 2016, an increase of 8%. There were 165 current contracts pending sale this August compared to 140 a year ago. The number of current contracts is 18% higher than last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in Gaithersburg was 98.8% of the average list price, which is 0.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 29, lower than the average last year, which was 35, a decrease of 17%.