



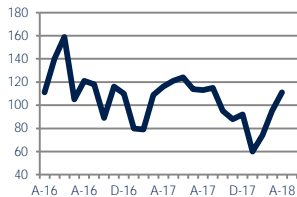
Focus On: Germantown Housing Market

April 2018

Zip Code(s): 20874 and 20876

Units Sold

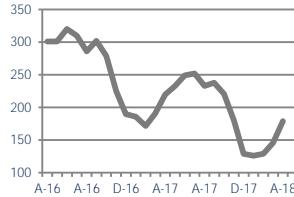
111



Down -4%
Vs. Year Ago

Active Inventory

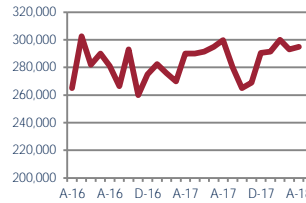
179



Down -19%
Vs. Year Ago

Median Sale Price

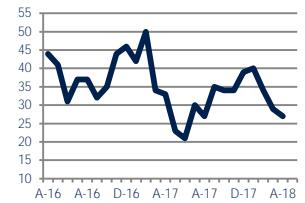
\$295,000



Up 2%
Vs. Year Ago

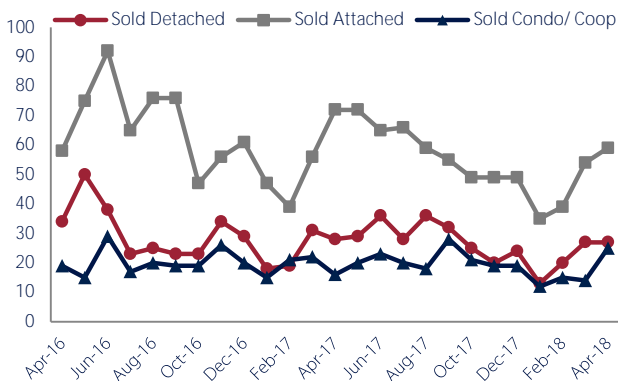
Days On Market

27



Down -18%
Vs. Year Ago

Units Sold*



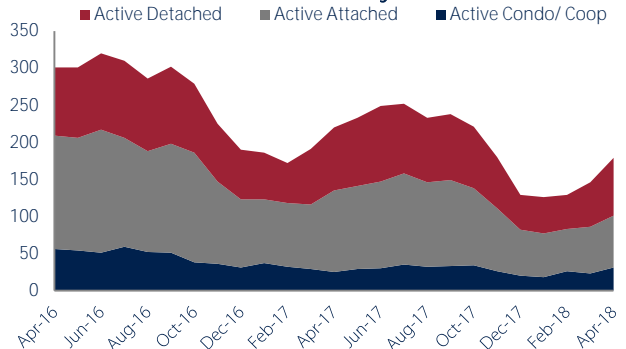
Units Sold

There was an increase in total units sold in April, with 111 sold this month in Germantown versus 95 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 19%. The total number of active inventory this April was 179 compared to 220 in April 2017. This month's total of 179 is higher than the previous month's total supply of available inventory of 146, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Germantown Homes was \$289,950. This April, the median sale price was \$295,000, an increase of 2% or \$5,050 compared to last year. The current median sold price is 1% 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.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

*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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INTERNATIONAL REAL ESTATE





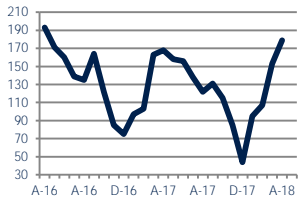
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April 2018

Zip Code(s): 20874 and 20876

New Listings

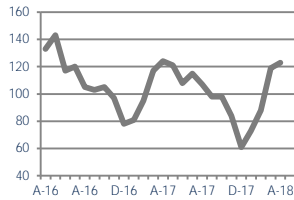
179



Up 7%
Vs. Year Ago

Current Contracts

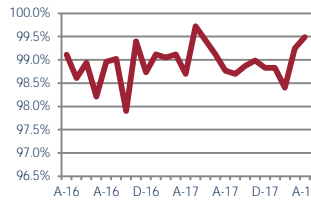
123



Down -1%
Vs. Year Ago

Sold Vs. List Price

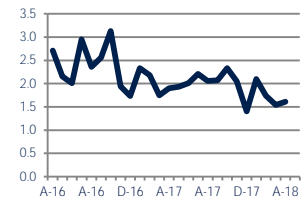
99.5%



Up 0.8%
Vs. Year Ago

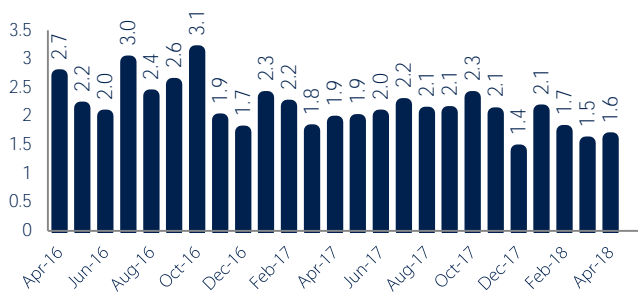
Months of Supply

1.6



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

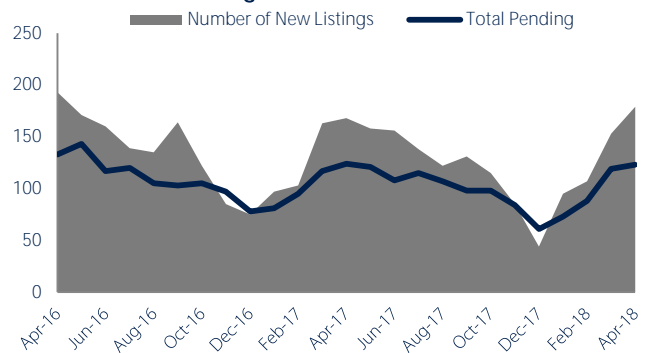
In April, there was 1.6 months of supply available in Germantown, compared to 1.9 in April 2017. That is a decrease of 15% versus a year ago.

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.

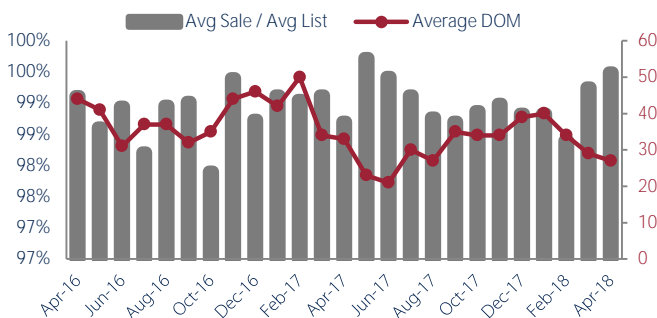
New Listings & Current Contracts

This month there were 179 homes newly listed for sale in Germantown compared to 168 in April 2017, an increase of 7%. There were 123 current contracts pending sale this April compared to 124 a year ago. The number of current contracts is 1% lower 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 Germantown was 99.5% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 33, a decrease of 18%.



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