

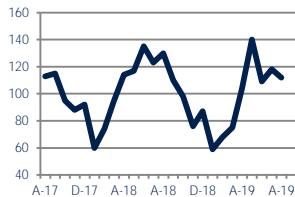
Focus On: Germantown Housing Market

August 2019

Zip Code(s): 20874 and 20876

Units Sold

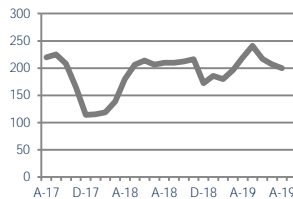
112



Down -14%
Vs. Year Ago

Active Inventory

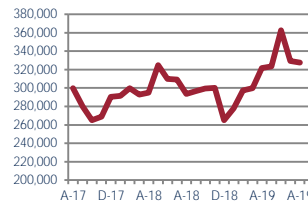
200



Down -5%
Vs. Year Ago

Median Sale Price

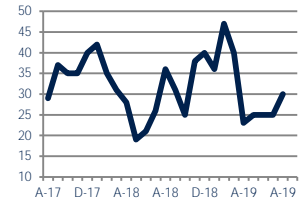
\$327,500



Up 12%
Vs. Year Ago

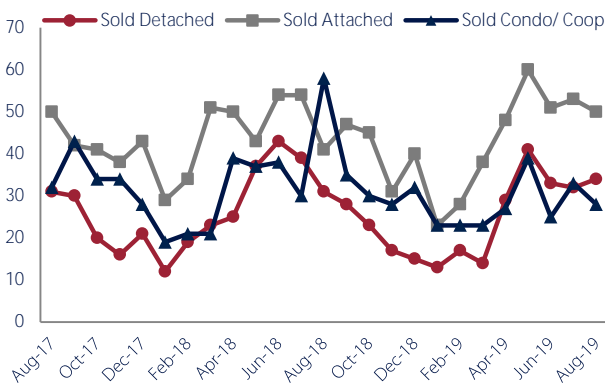
Days On Market

30



Down -17%
Vs. Year Ago

Units Sold*



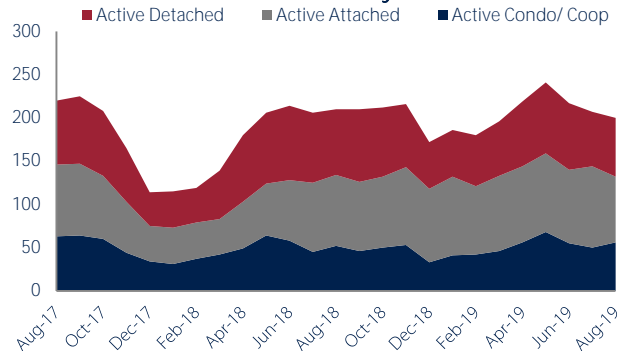
Units Sold

There was a decrease in total units sold in August, with 112 sold this month in Germantown versus 118 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 14% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 5%. The total number of active inventory this August was 200 compared to 210 in August 2018. This month's total of 200 is lower than the previous month's total supply of available inventory of 207, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Germantown Homes was \$293,500. This August, the median sale price was \$327,500, an increase of 12% or \$34,000 compared to last year. The current median sold price is 1% 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.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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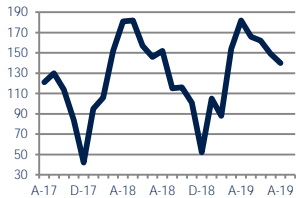
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New Listings

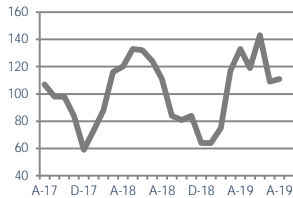
140



Down -8%
Vs. Year Ago

Current Contracts

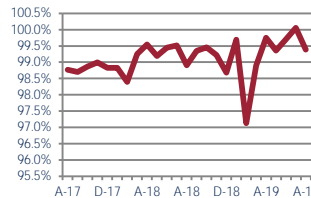
111



No Change
Vs. Year Ago

Sold Vs. List Price

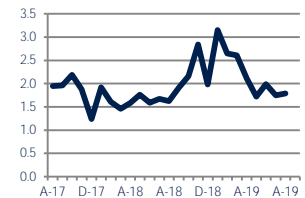
99.4%



No Change
Vs. Year Ago

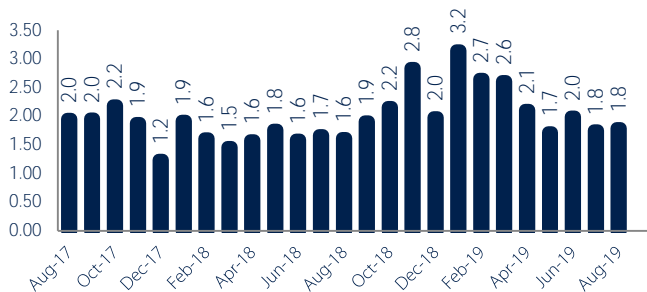
Months of Supply

1.8



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

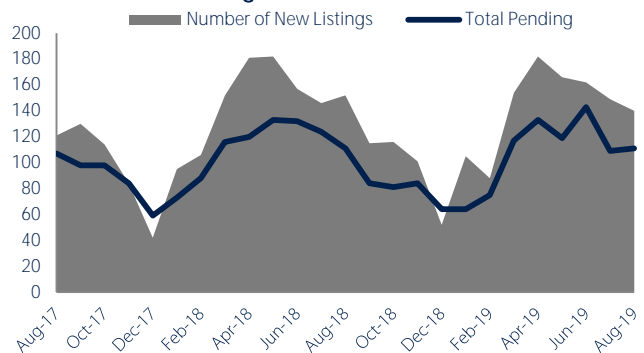
In August, there was 1.8 months of supply available in Germantown, compared to 1.6 in August 2018. That is an increase of 11% versus a year ago.

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.

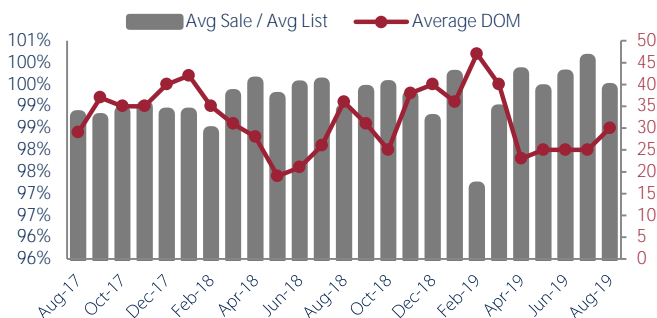
New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Germantown compared to 152 in August 2018, a decrease of 8%. There were 111 current contracts pending sale this August, consistent with the volume a year ago. The number of current contracts is 2% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Germantown was 99.4% 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 30, lower than the average last year, which was 36, a decrease of 17%.



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