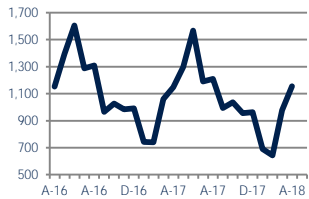


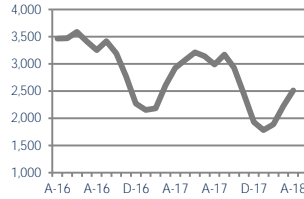


Units Sold
1,154



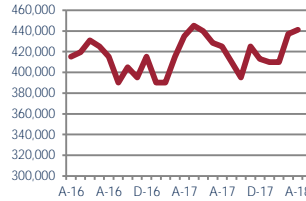
Up 1%
Vs. Year Ago

Active Inventory
2,516



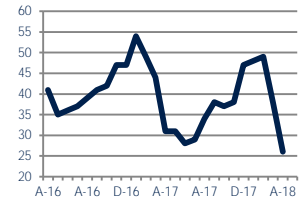
Down -14%
Vs. Year Ago

Median Sale Price
\$441,000



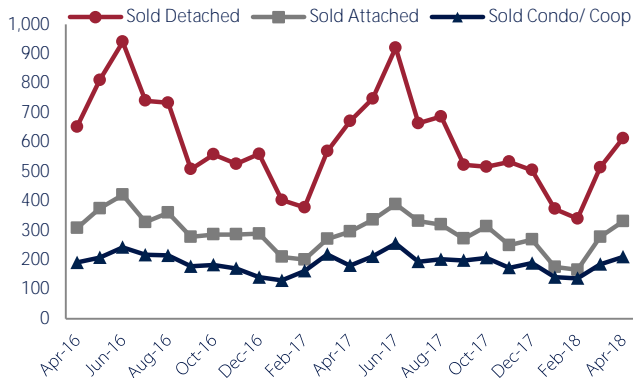
Up 1%
Vs. Year Ago

Days On Market
26



Down -16%
Vs. Year Ago

Units Sold*



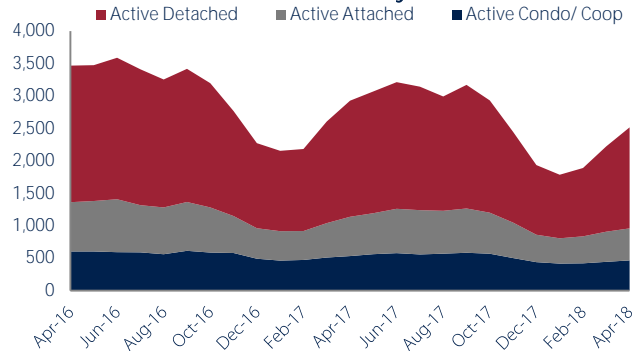
Units Sold

There was an increase in total units sold in April, with 1,154 sold this month in Montgomery County versus 977 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2017.

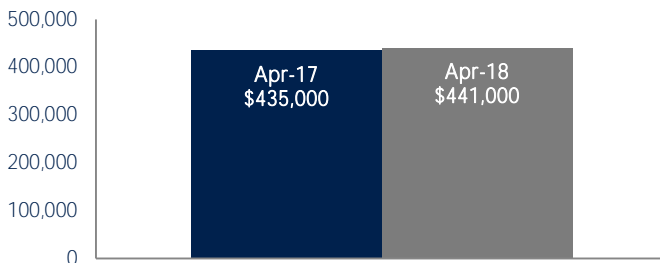
Active Inventory

Versus last year, the total number of homes available this month is lower by 411 units or 14%. The total number of active inventory this April was 2,516 compared to 2,927 in April 2017. This month's total of 2,516 is higher than the previous month's total supply of available inventory of 2,223, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Montgomery County Homes was \$435,000. This April, the median sale price was \$441,000, an increase of 1% or \$6,000 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.

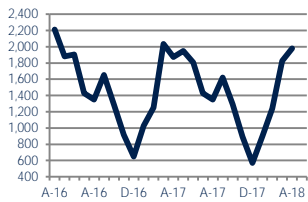


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.



New Listings

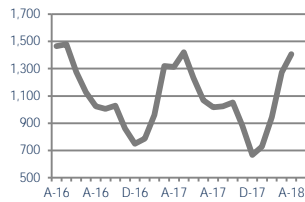
1,979



Up 6%
Vs. Year Ago

Current Contracts

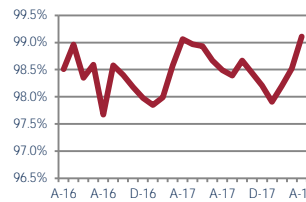
1,407



Up 7%
Vs. Year Ago

Sold Vs. List Price

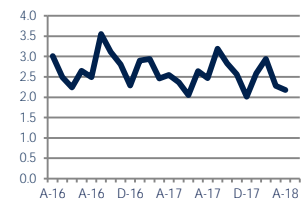
99.1%



No Change
Vs. Year Ago

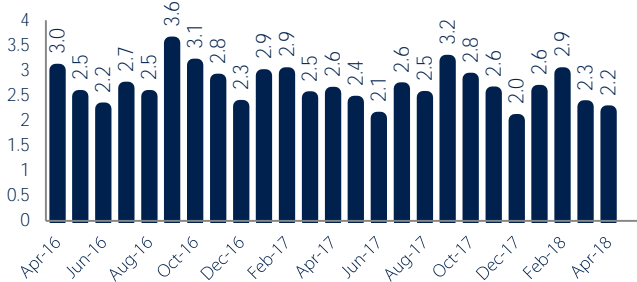
Months of Supply

2.2



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

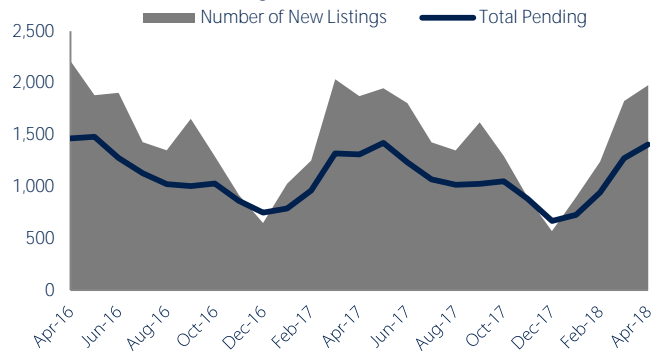
In April, there was 2.2 months of supply available in Montgomery County, compared to 2.5 in April 2017. That is a decrease of 14% versus a year ago.

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.

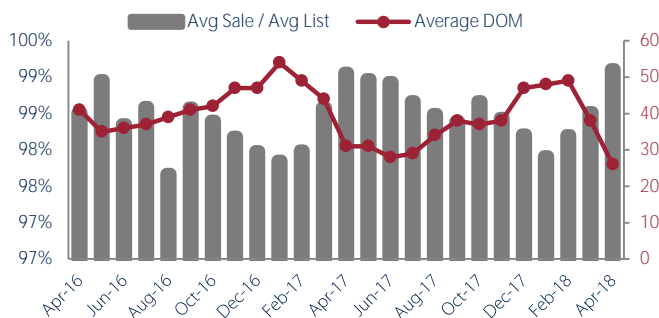
New Listings & Current Contracts

This month there were 1,979 homes newly listed for sale in Montgomery County compared to 1,873 in April 2017, an increase of 6%. There were 1,407 current contracts pending sale this April compared to 1,312 a year ago. The number of current contracts is 7% higher 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 Montgomery County was 99.1% 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 26, lower than the average last year, which was 31, a decrease of 16%.



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