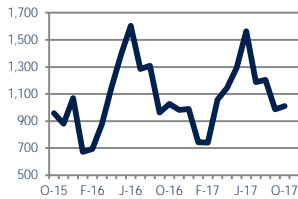


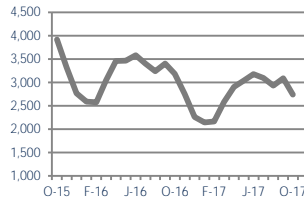


Units Sold 1,011



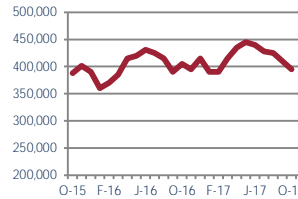
Down -2%
Vs. Year Ago

Active Inventory 2,742



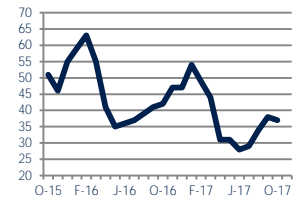
Down -14%
Vs. Year Ago

Median Sale Price \$395,000



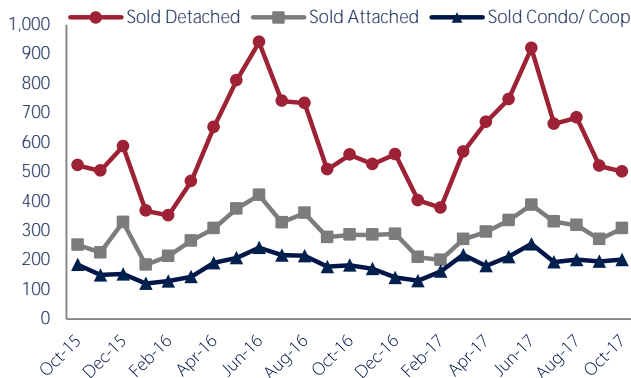
Down -2%
Vs. Year Ago

Days On Market 37



Down -12%
Vs. Year Ago

Units Sold*



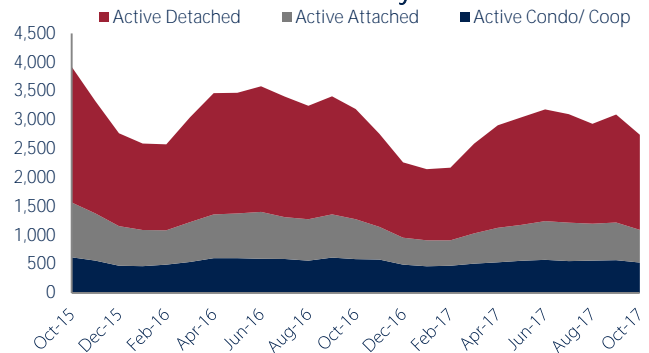
Units Sold

There was an increase in total units sold in October, with 1,011 sold this month in Montgomery County versus 987 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 2% versus October 2016.

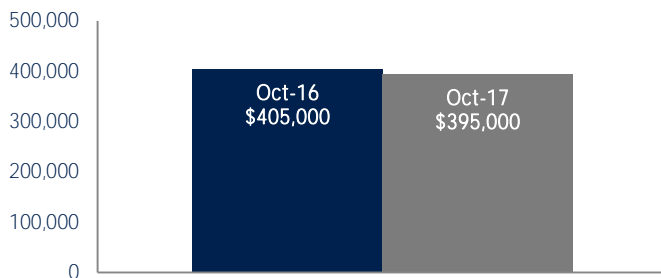
Active Inventory

Versus last year, the total number of homes available this month is lower by 446 units or 14%. The total number of active inventory this October was 2,742 compared to 3,188 in October 2016. This month's total of 2,742 is lower than the previous month's total supply of available inventory of 3,093, a decrease of 11%.

Active Inventory*



Median Sale Price



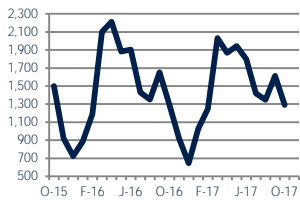
Median Sale Price

Last October, the median sale price for Montgomery County Homes was \$405,000. This October, the median sale price was \$395,000, a decrease of 2% or \$10,000 compared to last year. The current median sold price is 4% lower than in September.

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

New Listings

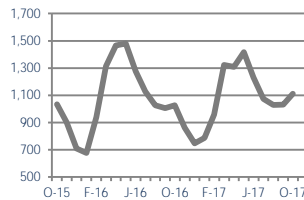
1,290



No Change
Vs. Year Ago

Current Contracts

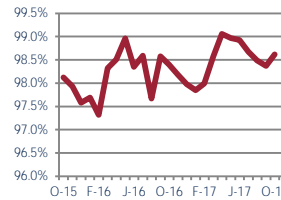
1,112



Up 8%
Vs. Year Ago

Sold Vs. List Price

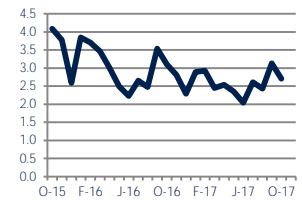
98.6%



No Change
Vs. Year Ago

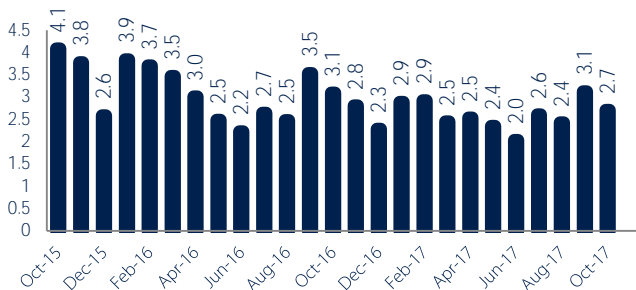
Months of Supply

2.7



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 2.7 months of supply available in Montgomery County, compared to 3.1 in October 2016. That is a decrease of 13% versus a year ago.

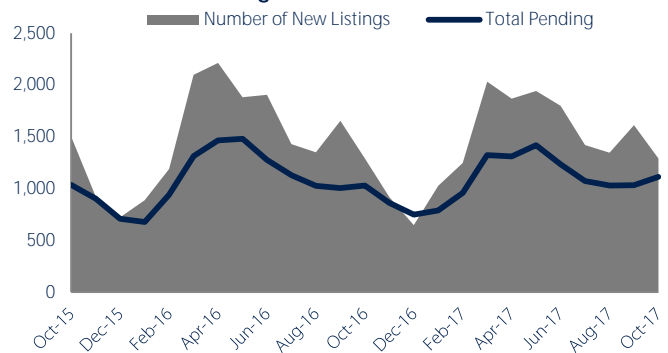
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

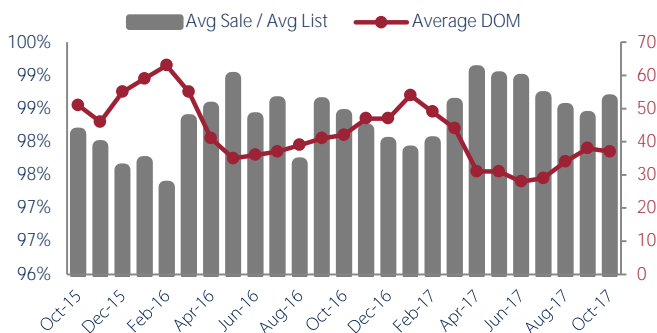
This month there were 1,290 homes newly listed for sale in Montgomery County, which is similar to the amount in October 2016.

There were 1,112 current contracts pending sale this October compared to 1,028 a year ago. The number of current contracts is 8% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Montgomery County was 98.6% 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 37, lower than the average last year, which was 42, a decrease of 12%.