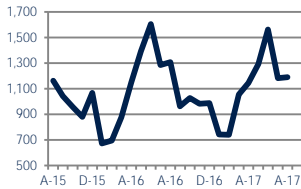
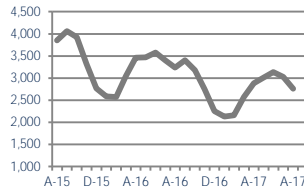


**Units Sold**  
1,190



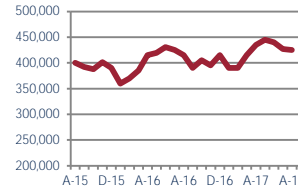
Down -9%  
Vs. Year Ago

**Active Inventory**  
2,759



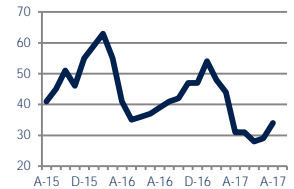
Down -15%  
Vs. Year Ago

**Median Sale Price**  
\$425,000

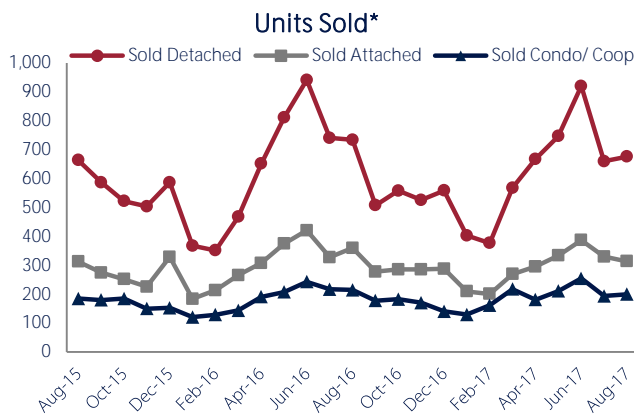


Up 2%  
Vs. Year Ago

**Days On Market**  
34



Down -13%  
Vs. Year Ago

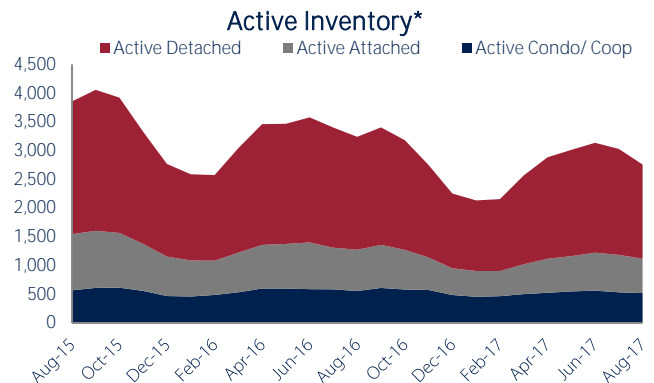


### Units Sold

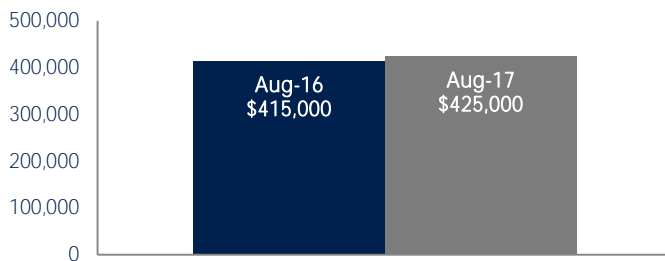
There was an increase in total units sold in August, with 1,190 sold this month in Montgomery County versus 1,184 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 9% versus August 2016.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 482 units or 15%. The total number of active inventory this August was 2,759 compared to 3,241 in August 2016. This month's total of 2,759 is lower than the previous month's total supply of available inventory of 3,031, a decrease of 9%.



### Median Sale Price

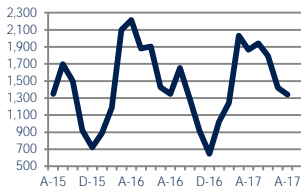


### Median Sale Price

Last August, the median sale price for Montgomery County Homes was \$415,000. This August, the median sale price was \$425,000, an increase of 2% or \$10,000 compared to last year. The current median sold price is approximately the same as the median price in July.

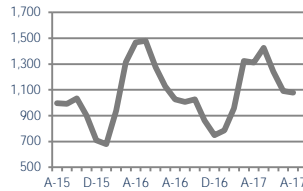
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**New Listings**  
1,340



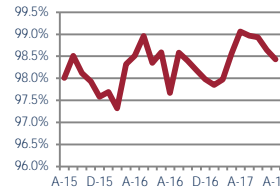
Down -1%  
Vs. Year Ago

**Current Contracts**  
1,078



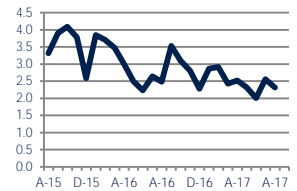
Up 5%  
Vs. Year Ago

**Sold Vs. List Price**  
98.4%



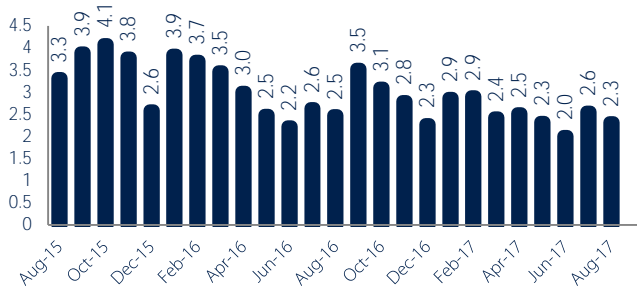
Up 0.8%  
Vs. Year Ago

**Months of Supply**  
2.3



Down -6%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

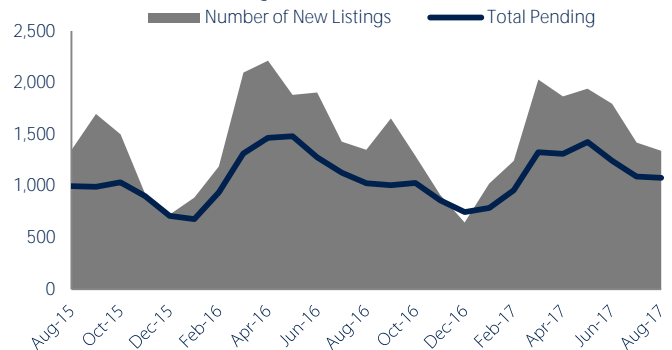
In August, there was 2.3 months of supply available in Montgomery County, compared to 2.5 in August 2016. That is a decrease of 6% versus a year ago.

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.

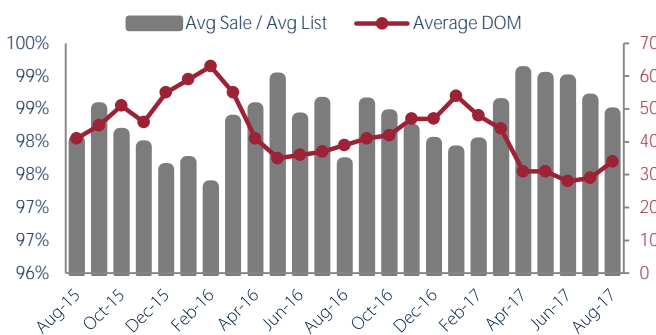
**New Listings & Current Contracts**

This month there were 1,340 homes newly listed for sale in Montgomery County compared to 1,350 in August 2016, a decrease of 1%. There were 1,078 current contracts pending sale this August compared to 1,026 a year ago. The number of current contracts is 5% 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 Montgomery County was 98.4% 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 34, lower than the average last year, which was 39, a decrease of 13%.