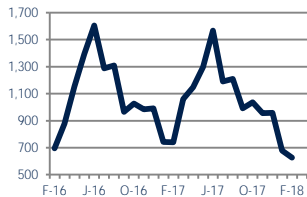




Units Sold

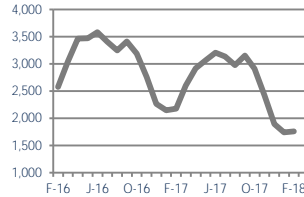
627



Down -15%
Vs. Year Ago

Active Inventory

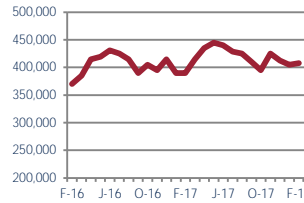
1,759



Down -19%
Vs. Year Ago

Median Sale Price

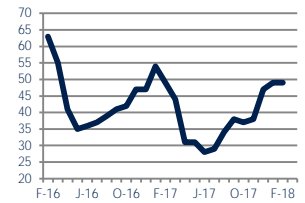
\$407,500



Up 4%
Vs. Year Ago

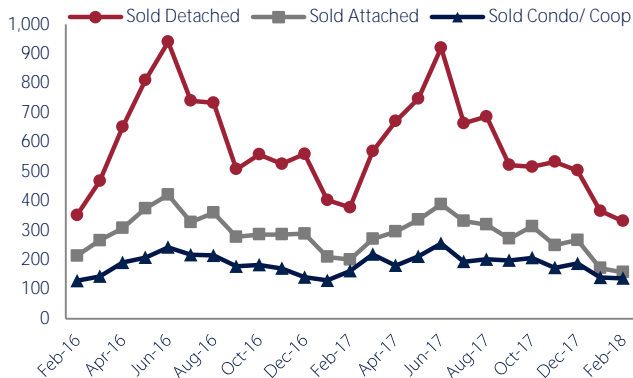
Days On Market

49



No Change
Vs. Year Ago

Units Sold*



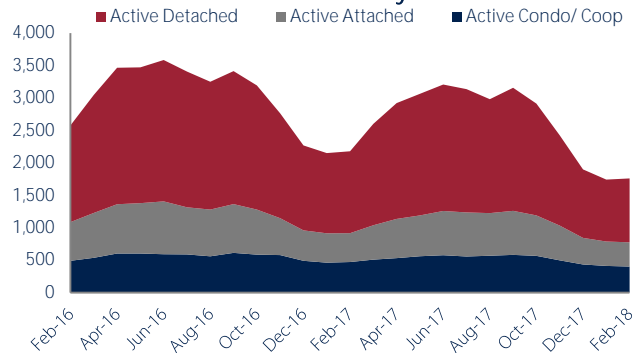
Units Sold

There was a decrease in total units sold in February, with 627 sold this month in Montgomery County versus 678 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 15% versus February 2017.

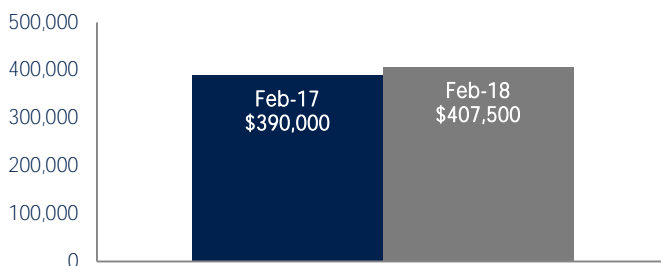
Active Inventory

Versus last year, the total number of homes available this month is lower by 419 units or 19%. The total number of active inventory this February was 1,759 compared to 2,178 in February 2017. This month's total of 1,759 is higher than the previous month's total supply of available inventory of 1,741, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

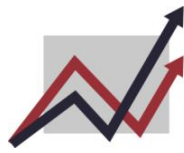
Last February, the median sale price for Montgomery County Homes was \$390,000. This February, the median sale price was \$407,500, an increase of 4% or \$17,500 compared to last year. The current median sold price is 1% higher than in January.

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



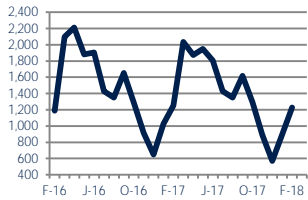
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

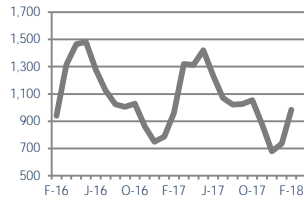
1,227



Down -2%
Vs. Year Ago

Current Contracts

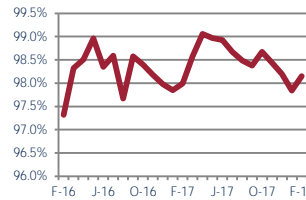
983



Up 2%
Vs. Year Ago

Sold Vs. List Price

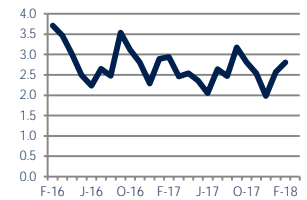
98.2%



No Change
Vs. Year Ago

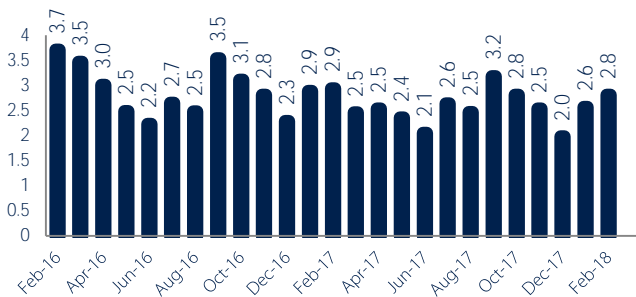
Months of Supply

2.8



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

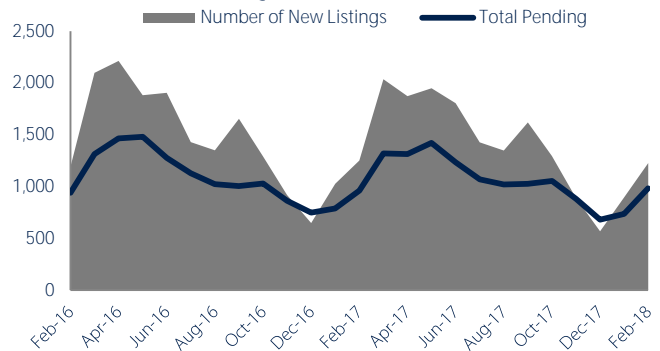
In February, there was 2.8 months of supply available in Montgomery County, compared to 2.9 in February 2017. That is a decrease of 5% versus a year ago.

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.

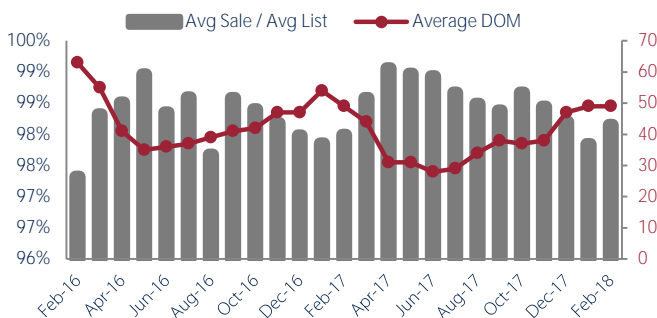
New Listings & Current Contracts

This month there were 1,227 homes newly listed for sale in Montgomery County compared to 1,251 in February 2017, a decrease of 2%. There were 983 current contracts pending sale this February compared to 961 a year ago. The number of current contracts is 2% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Montgomery County was 98.2% 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 49, which is similar compared to a year ago.



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