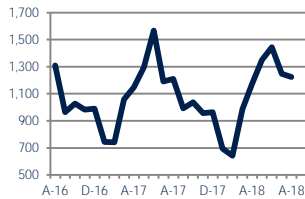
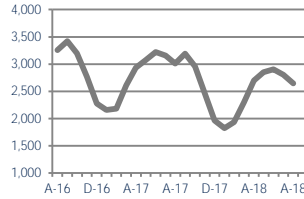


Units Sold 1,223



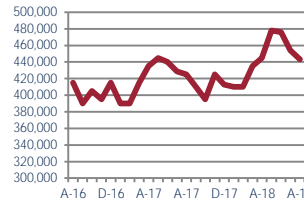
Up 1%
Vs. Year Ago

Active Inventory 2,648



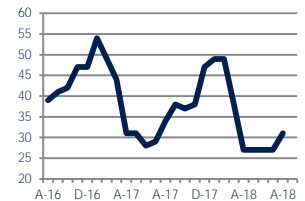
Down -12%
Vs. Year Ago

Median Sale Price \$443,250



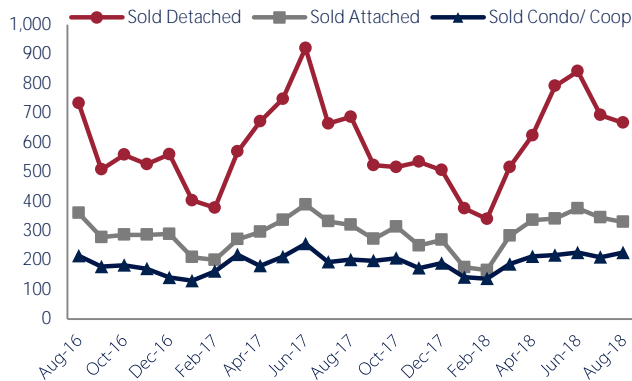
Up 4%
Vs. Year Ago

Days On Market 31



Down -9%
Vs. Year Ago

Units Sold*



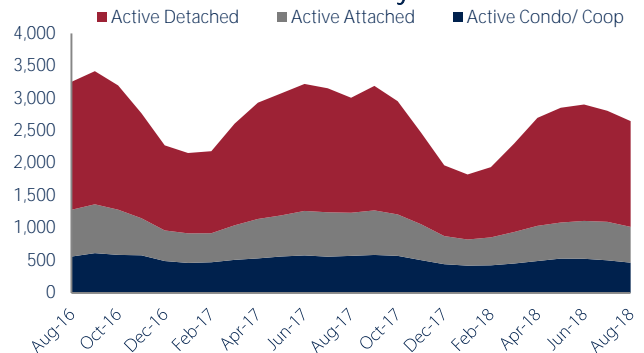
Units Sold

There was a decrease in total units sold in August, with 1,223 sold this month in Montgomery County versus 1,248 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 1% versus August 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 360 units or 12%. The total number of active inventory this August was 2,648 compared to 3,008 in August 2017. This month's total of 2,648 is lower than the previous month's total supply of available inventory of 2,807, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Montgomery County Homes was \$425,000. This August, the median sale price was \$443,250, an increase of 4% or \$18,250 compared to last year. The current median sold price is 2% lower than in July.

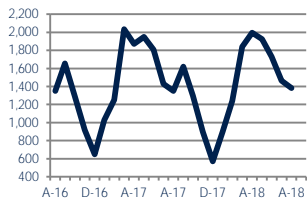
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

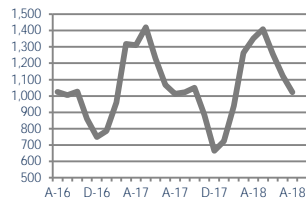
1,382



Up 2%
Vs. Year Ago

Current Contracts

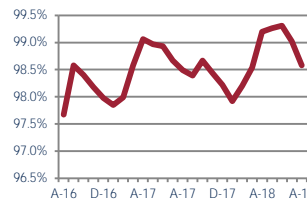
1,023



Up 1%
Vs. Year Ago

Sold Vs. List Price

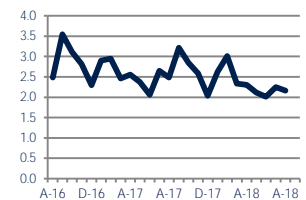
98.6%



No Change
Vs. Year Ago

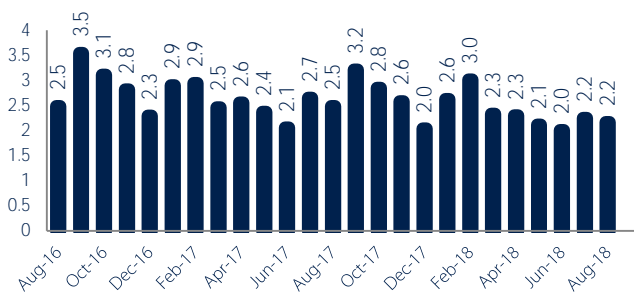
Months of Supply

2.2



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

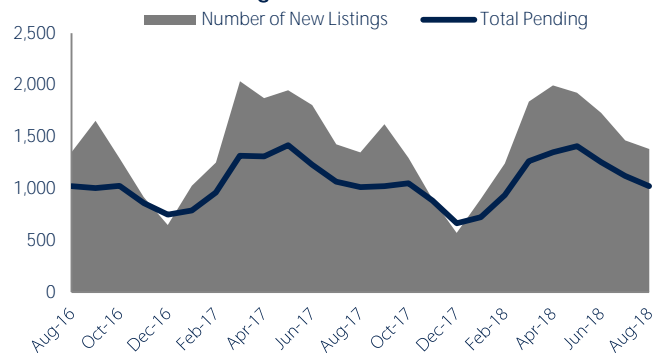
In August, there was 2.2 months of supply available in Montgomery County, compared to 2.5 in August 2017. That is a decrease of 13% versus a year ago.

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.

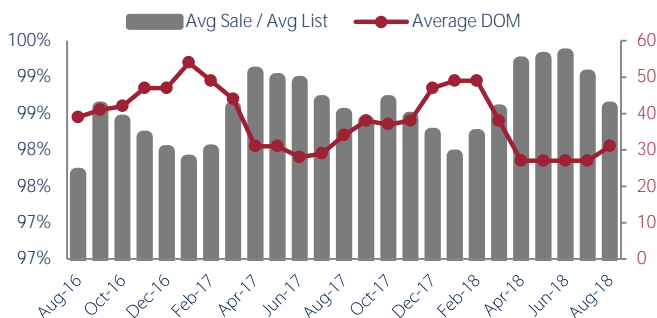
New Listings & Current Contracts

This month there were 1,382 homes newly listed for sale in Montgomery County compared to 1,349 in August 2017, an increase of 2%. There were 1,023 current contracts pending sale this August compared to 1,013 a year ago. The number of current contracts is 1% 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 98.6% 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 31, lower than the average last year, which was 34, a decrease of 9%.



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