

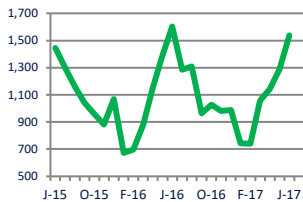


Focus On: Montgomery County Housing Market

June 2017

Units Sold

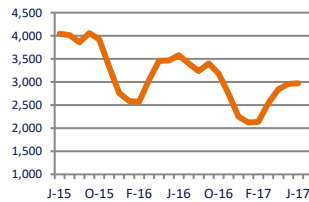
1,537



Down -4%
Vs. Year Ago

Active Inventory

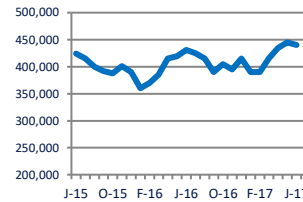
2,969



Down -17%
Vs. Year Ago

Median Sale Price

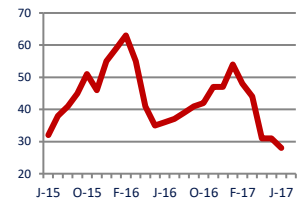
\$440,000



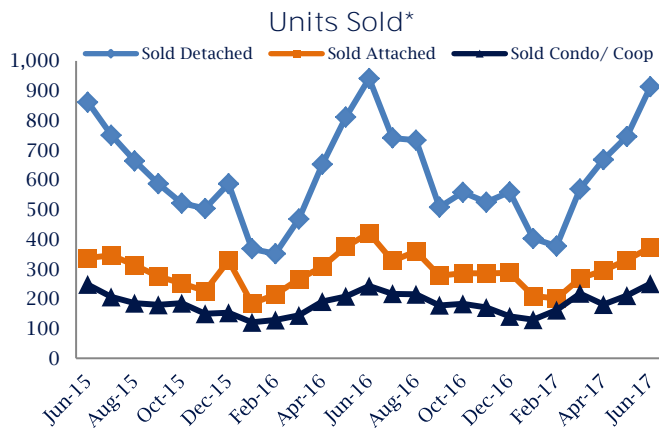
Up 2%
Vs. Year Ago

Days On Market

28



Down -22%
Vs. Year Ago

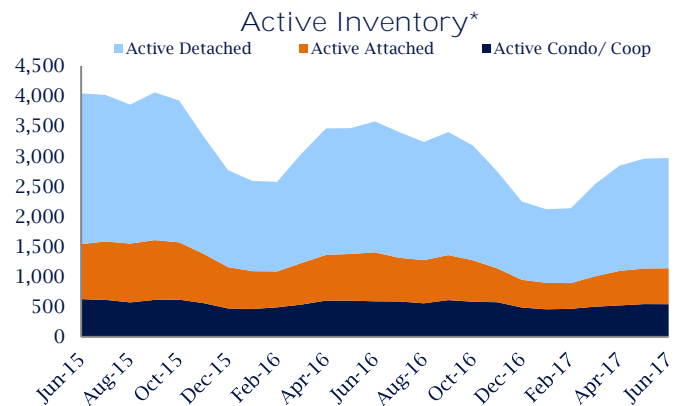


Units Sold

There was an increase in total units sold in June, with 1,537 sold this month in Montgomery County versus 1,288 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 4% versus June 2016.

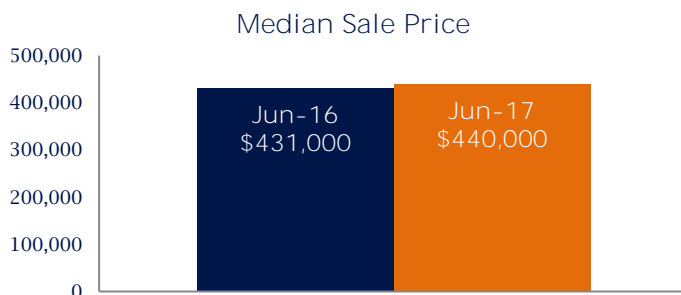
Active Inventory

Versus last year, the total number of homes available this month is lower by 608 units or 17%. The total number of active inventory this June was 2969 compared to 3,577 in June 2016. This month's supply remained stable as compared to last month.



Median Sale Price

Last June, the median sale price for Montgomery County Homes was \$431,000. This June, the median sale price was \$440,000, an increase of 2% or \$9,000 compared to last year. The current median sold price is 1% lower than in May.



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.

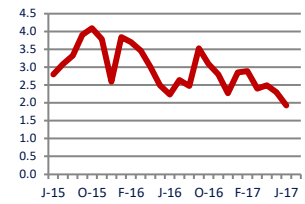
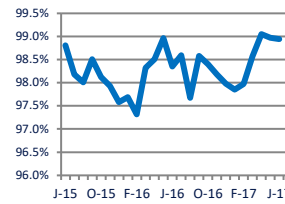
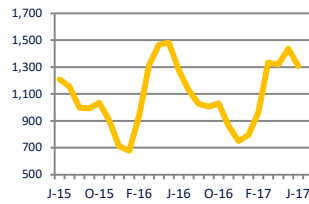
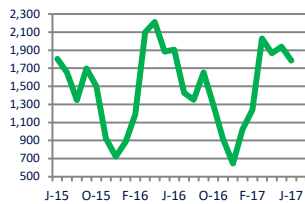




Focus On: Montgomery County Housing Market

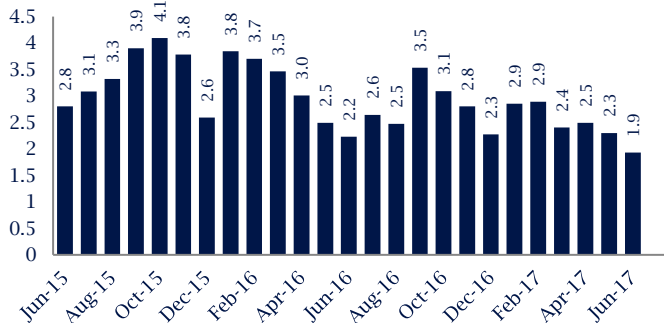
June 2017

New Listings 1,787	Current Contracts 1,307	Sold Vs. List Price 98.9%	Months of Supply 1.9
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Down -6% Vs. Year Ago	Up 2% Vs. Year Ago	Up 0.6% Vs. Year Ago	Down -13% Vs. Year Ago
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Months Of Supply



Months of Supply

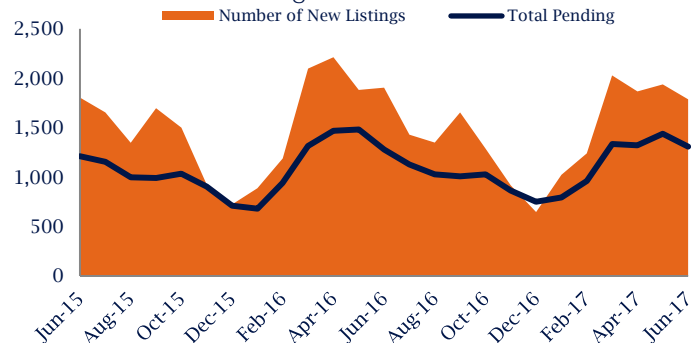
In June, there was 1.9 months of supply available in Montgomery County, compared to 2.2 in June 2016. That is a decrease of 13% versus a year ago.

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.

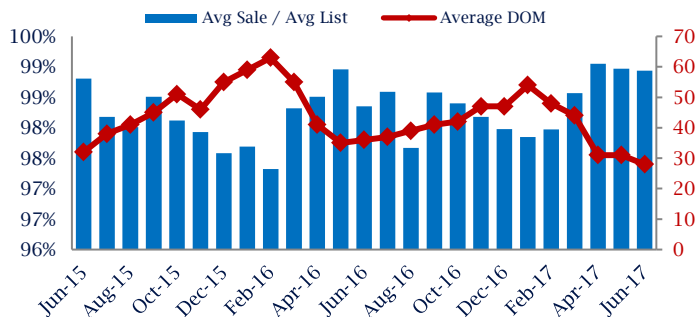
New Listings & Current Contracts

This month there were 1,787 homes newly listed for sale in Montgomery County compared to 1,905 in June 2016, a decrease of 6%. There were 1,307 current contracts pending sale this June compared to 1,278 a year ago. The number of current contracts is 2% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Montgomery County was 98.9% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 36, a decrease of 22%.

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