



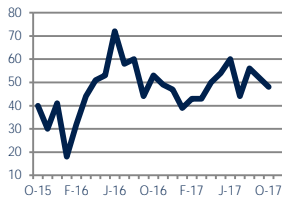
Focus On: Montgomery Village Housing Market

October 2017

Zip Code(s): 20886

Units Sold

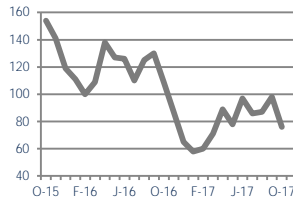
48



Down -9%
Vs. Year Ago

Active Inventory

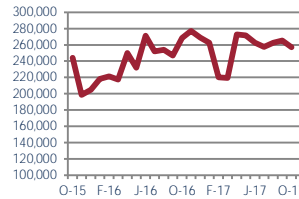
76



Down -30%
Vs. Year Ago

Median Sale Price

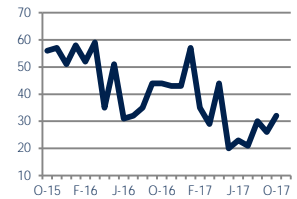
\$257,000



Down -4%
Vs. Year Ago

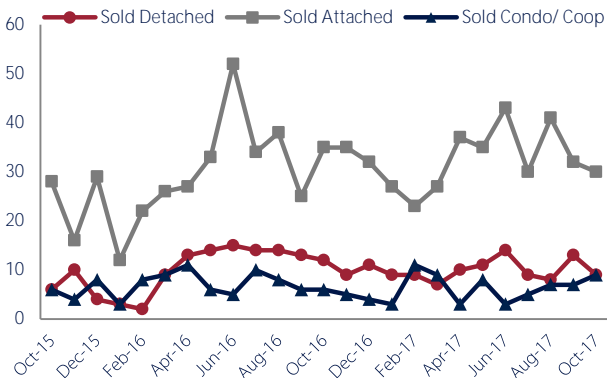
Days On Market

32



Down -27%
Vs. Year Ago

Units Sold*



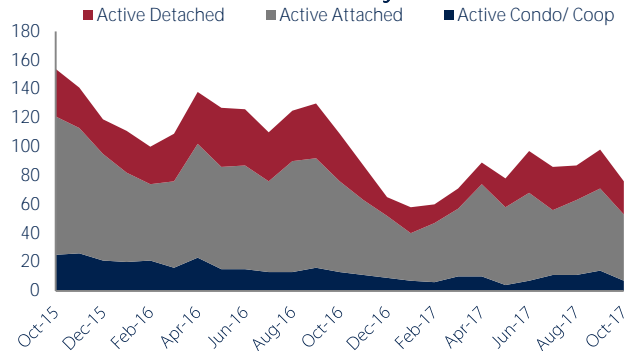
Units Sold

There was a decrease in total units sold in October, with 48 sold this month in Montgomery Village versus 52 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 9% versus October 2016.

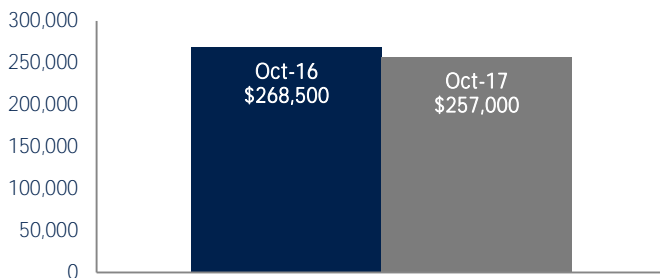
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 30%. The total number of active inventory this October was 76 compared to 109 in October 2016. This month's total of 76 is lower than the previous month's total supply of available inventory of 98, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Montgomery Village Homes was \$268,500. This October, the median sale price was \$257,000, a decrease of 4% or \$11,500 compared to last year. The current median sold price is 3% 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.

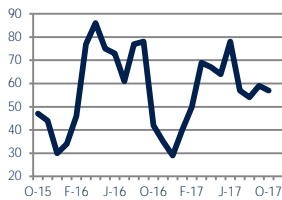
Focus On: Montgomery Village Housing Market

October 2017

Zip Code(s): 20886

New Listings

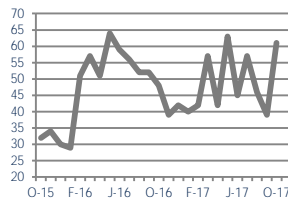
57



Up 36%
Vs. Year Ago

Current Contracts

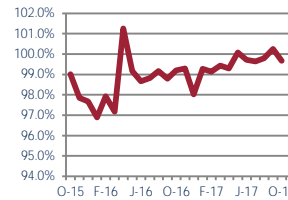
61



Up 27%
Vs. Year Ago

Sold Vs. List Price

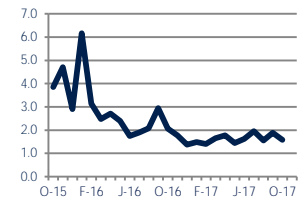
99.7%



No Change
Vs. Year Ago

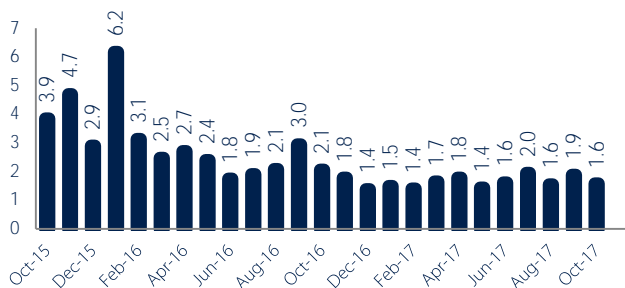
Months of Supply

1.6



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

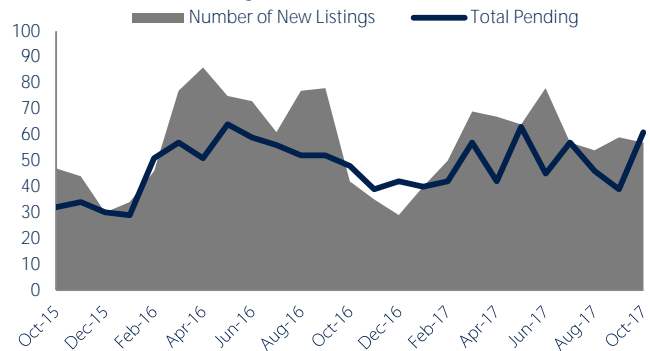
In October, there was 1.6 months of supply available in Montgomery Village, compared to 2.1 in October 2016. That is a decrease of 23% versus a year ago.

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.

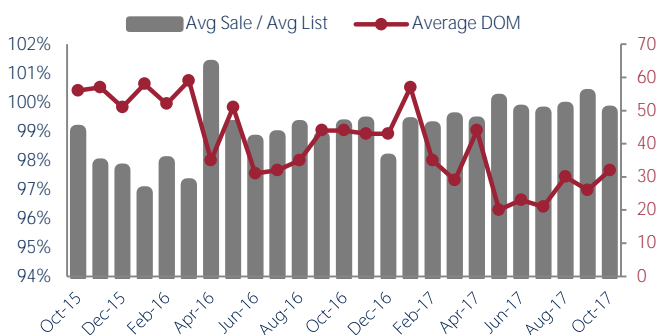
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Montgomery Village compared to 42 in October 2016, an increase of 36%. There were 61 current contracts pending sale this October compared to 48 a year ago. The number of current contracts is 27% 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 Village was 99.7% 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 32, lower than the average last year, which was 44, a decrease of 27%.