



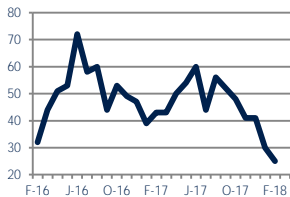
Focus On: Montgomery Village Housing Market

February 2018

Zip Code(s): 20886

Units Sold

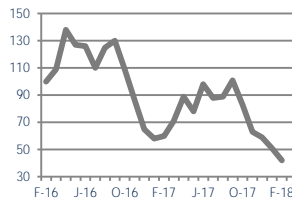
25



Down
Vs. Year Ago

Active Inventory

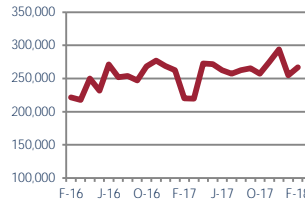
42



Down -30%
Vs. Year Ago

Median Sale Price

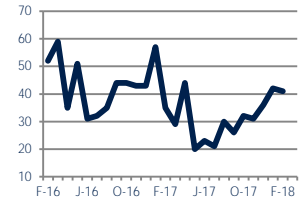
\$267,000



Up 21%
Vs. Year Ago

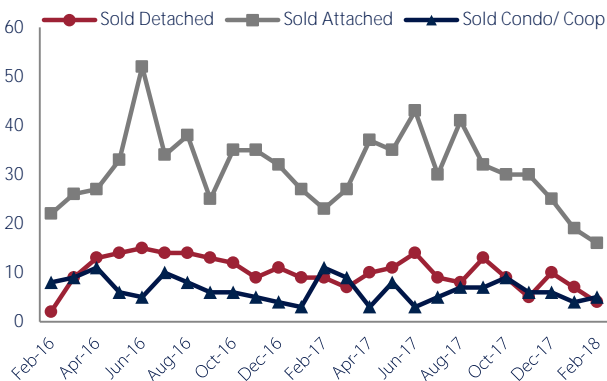
Days On Market

41



Up 17%
Vs. Year Ago

Units Sold*



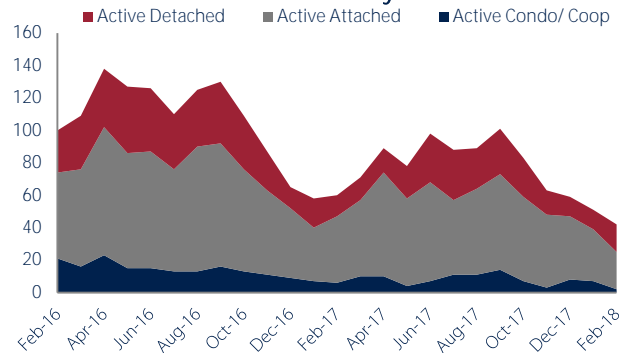
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 25 sold this month in Montgomery Village. This month's total units sold was lower than at this time last year, a decrease from February 2017.

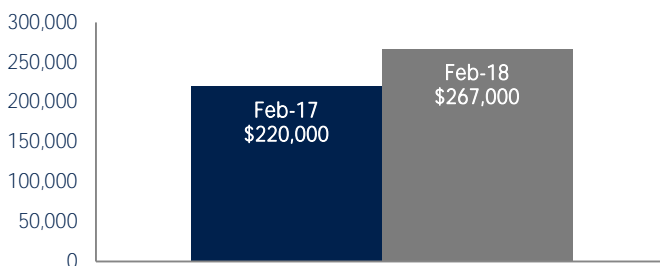
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 30%. The total number of active inventory this February was 42 compared to 60 in February 2017. This month's total of 42 is lower than the previous month's total supply of available inventory of 51, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Montgomery Village Homes was \$220,000. This February, the median sale price was \$267,000, an increase of 21% or \$47,000 compared to last year. The current median sold price is 5% 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.

Montgomery Village are defined as properties listed in zip code/s 20886.

*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.



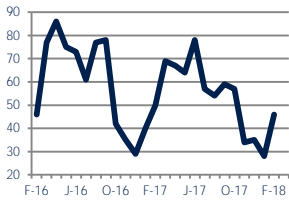
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20886

New Listings

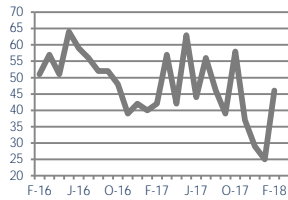
46



Down -8%
Vs. Year Ago

Current Contracts

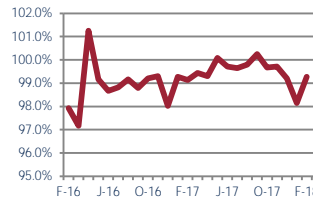
46



Up 10%
Vs. Year Ago

Sold Vs. List Price

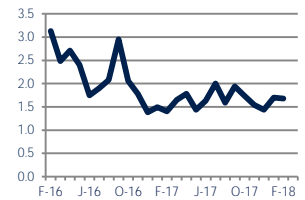
99.3%



No Change
Vs. Year Ago

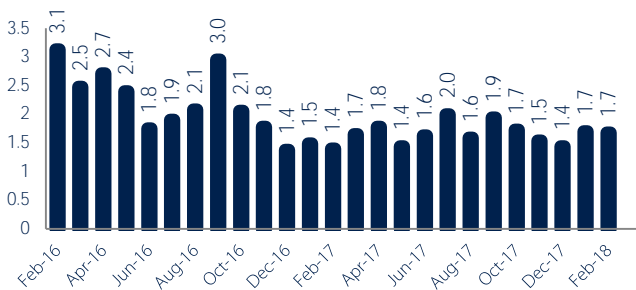
Months of Supply

1.7



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

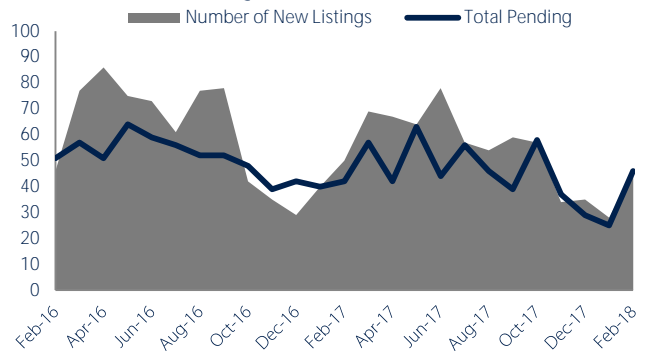
In February, there was 1.7 months of supply available in Montgomery Village, compared to 1.4 in February 2017. That is an increase of 20% versus a year ago.

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.

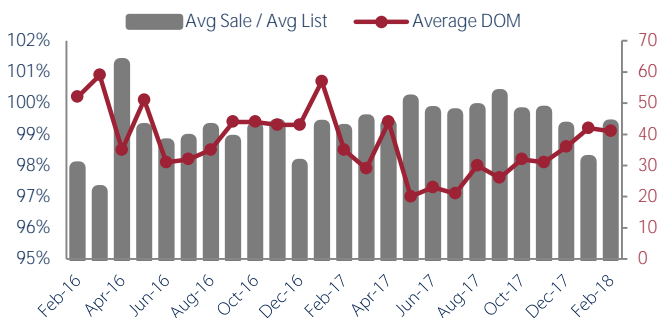
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Montgomery Village compared to 50 in February 2017, a decrease of 8%. There were 46 current contracts pending sale this February compared to 42 a year ago. The number of current contracts is 10% 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 Village was 99.3% 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 41, higher than the average last year, which was 35, an increase of 17%.



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