



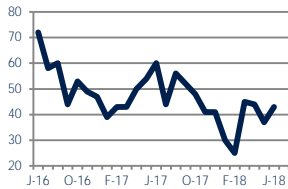
The Long & Foster Market Minute™

Focus On: Montgomery Village Housing Market

June 2018

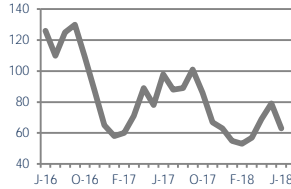
Zip Code(s): 20886

Units Sold
43



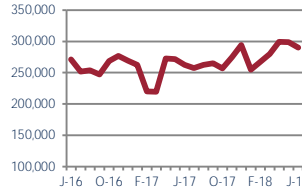
Down -28%
Vs. Year Ago

Active Inventory
63



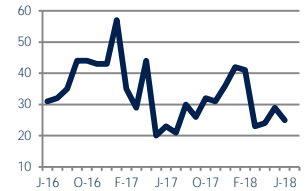
Down -36%
Vs. Year Ago

Median Sale Price
\$290,000



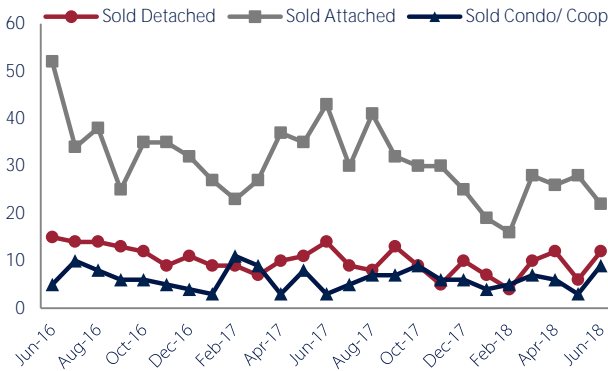
Up 10%
Vs. Year Ago

Days On Market
25



Up 9%
Vs. Year Ago

Units Sold*



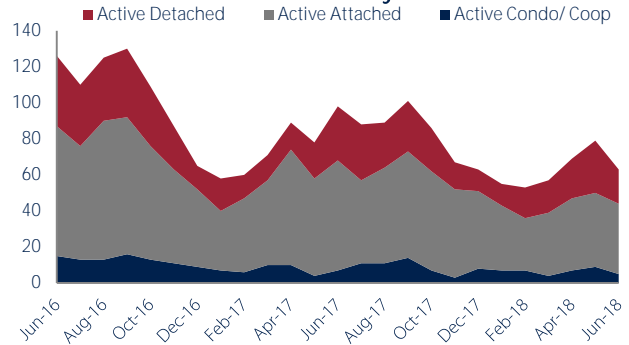
Units Sold

There was an increase in total units sold in June, with 43 sold this month in Montgomery Village versus 37 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 28% versus June 2017.

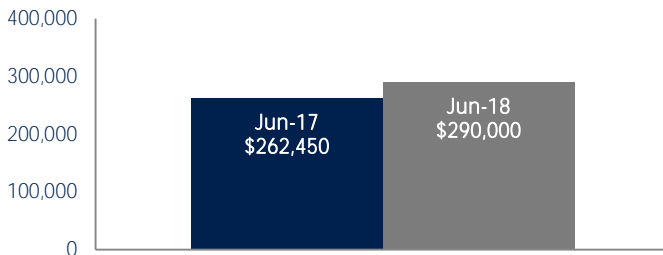
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 36%. The total number of active inventory this June was 63 compared to 98 in June 2017. This month's total of 63 is lower than the previous month's total supply of available inventory of 79, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Montgomery Village Homes was \$262,450. This June, the median sale price was \$290,000, an increase of 10% or \$27,550 compared to last year. The current median sold price is 3% 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.



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.

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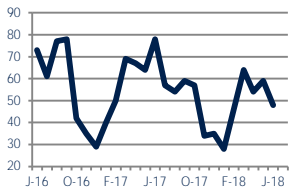
Focus On: Montgomery Village Housing Market

June 2018

Zip Code(s): 20886

New Listings

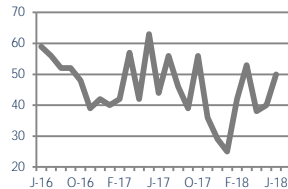
48



Down -38%
Vs. Year Ago

Current Contracts

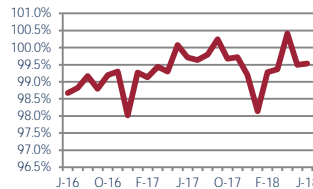
50



Up 14%
Vs. Year Ago

Sold Vs. List Price

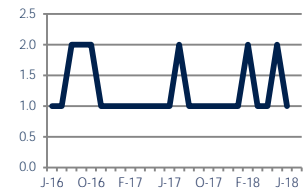
99.5%



No Change
Vs. Year Ago

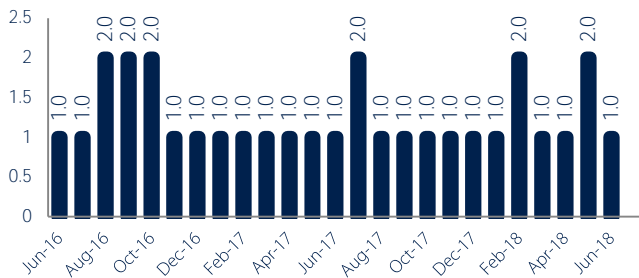
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

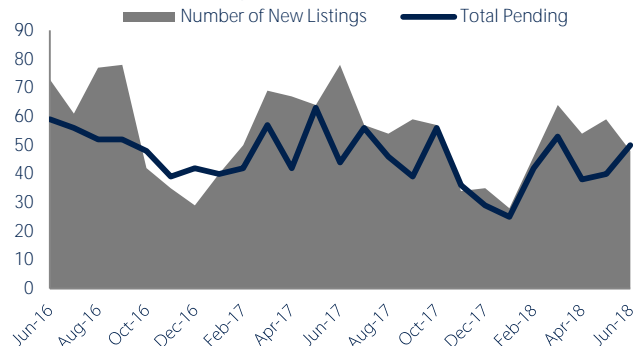
In June, there was 1.5 months of supply available in Montgomery Village, compared to 1.6 in June 2017. That is a decrease of 10% versus a year ago.

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.

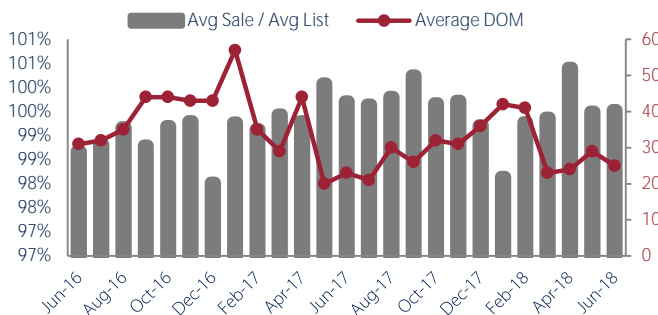
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Montgomery Village compared to 78 in June 2017, a decrease of 38%. There were 50 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 14% 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 Village was 99.5% 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 25, higher than the average last year, which was 23, an increase of 9%.



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