



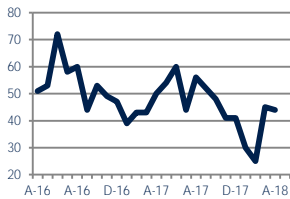
## Focus On: Montgomery Village Housing Market

April 2018

Zip Code(s): 20886

### Units Sold

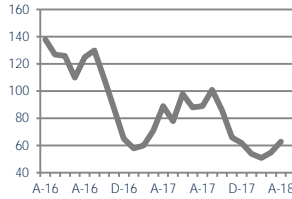
44



Down -12%  
Vs. Year Ago

### Active Inventory

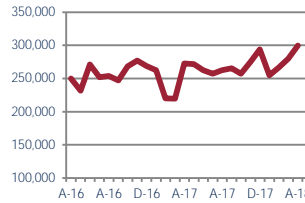
63



Down -29%  
Vs. Year Ago

### Median Sale Price

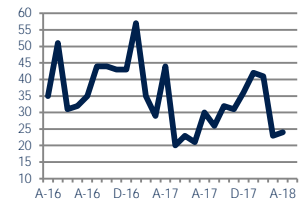
\$299,500



Up 10%  
Vs. Year Ago

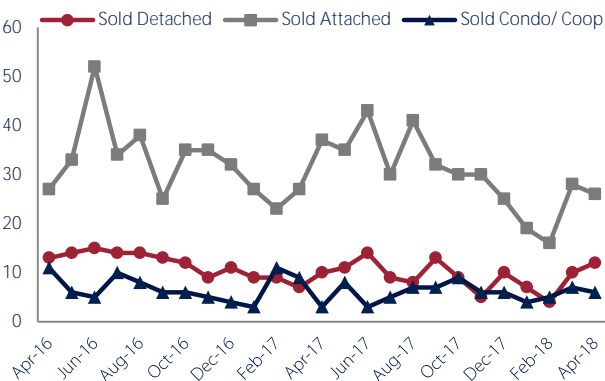
### Days On Market

24



Down -45%  
Vs. Year Ago

### Units Sold\*



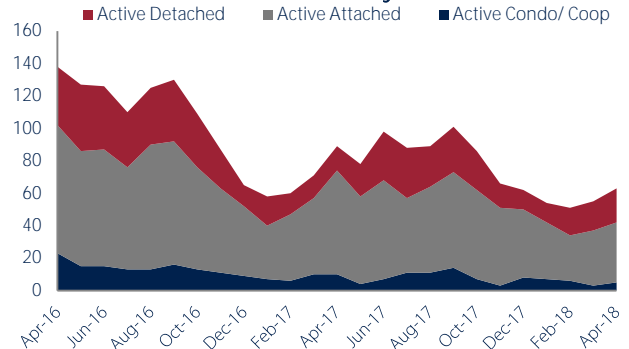
### Units Sold

There was a decrease in total units sold in April, with 44 sold this month in Montgomery Village versus 45 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2017.

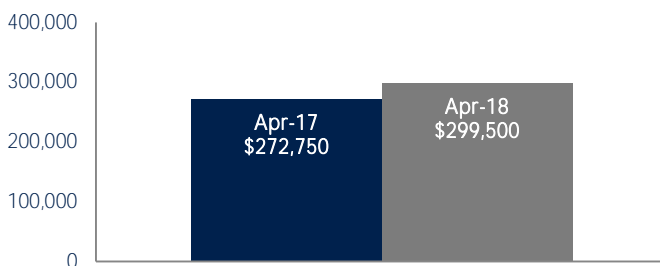
### Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 29%. The total number of active inventory this April was 63 compared to 89 in April 2017. This month's total of 63 is higher than the previous month's total supply of available inventory of 55, an increase of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Montgomery Village Homes was \$272,750. This April, the median sale price was \$299,500, an increase of 10% or \$26,750 compared to last year. The current median sold price is 7% higher than in March.

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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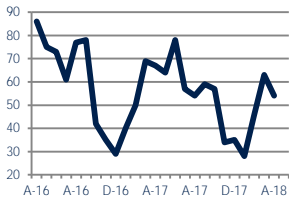
**Focus On:** Montgomery Village Housing Market

April 2018

Zip Code(s): 20886

**New Listings**

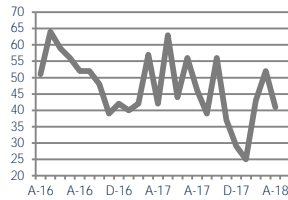
54



**Down -19%**  
Vs. Year Ago

**Current Contracts**

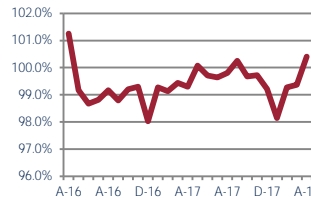
41



**Down -2%**  
Vs. Year Ago

**Sold Vs. List Price**

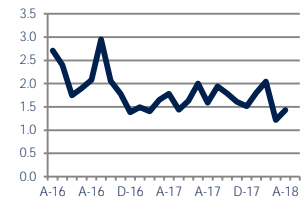
100.4%



**Up 1.1%**  
Vs. Year Ago

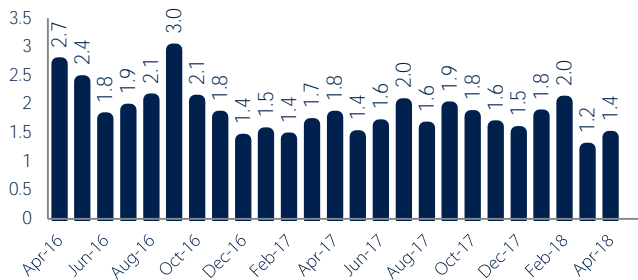
**Months of Supply**

1.4



**Down -20%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

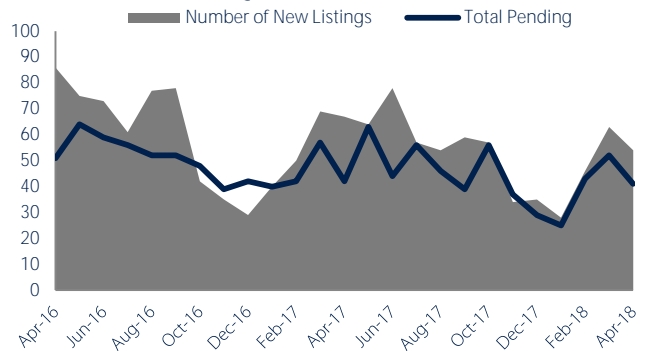
In April, there was 1.4 months of supply available in Montgomery Village, compared to 1.8 in April 2017. That is a decrease of 20% versus a year ago.

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.

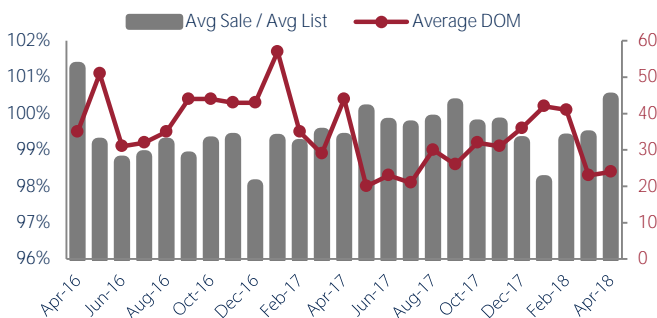
**New Listings & Current Contracts**

This month there were 54 homes newly listed for sale in Montgomery Village compared to 67 in April 2017, a decrease of 19%. There were 41 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 2% lower than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Montgomery Village was 100.4% of the average list price, which is 1.1% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 24, lower than the average last year, which was 44, a decrease of 45%.



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