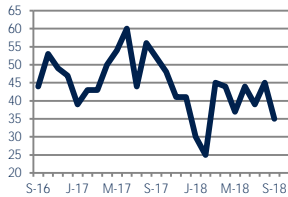


Focus On: Montgomery Village Housing Market

September 2018

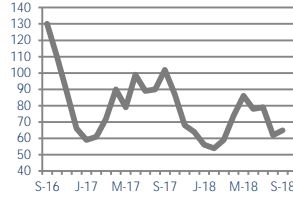
Zip Code(s): 20886

Units Sold
35



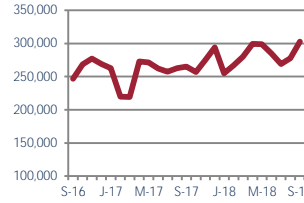
Down -33%
Vs. Year Ago

Active Inventory
65



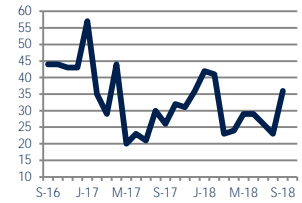
Down -36%
Vs. Year Ago

Median Sale Price
\$302,900



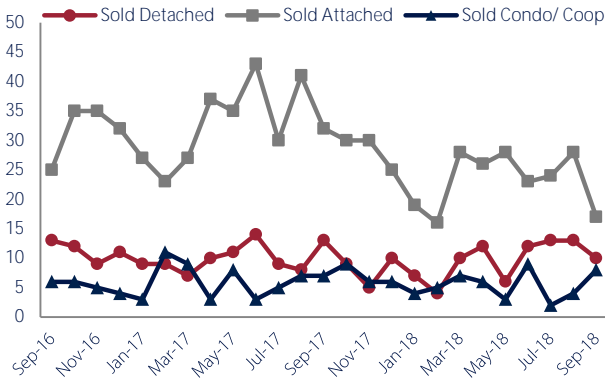
Up 14%
Vs. Year Ago

Days On Market
36



Up 38%
Vs. Year Ago

Units Sold*



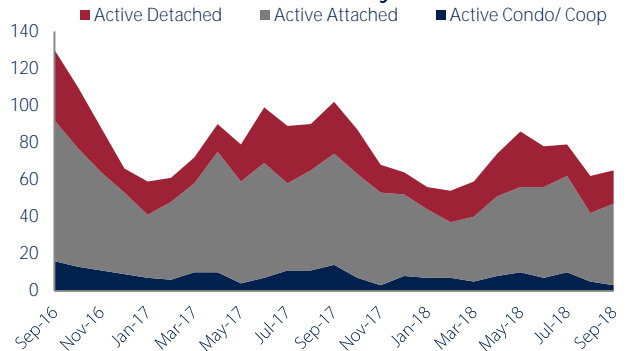
Units Sold

There was a decrease in total units sold in September, with 35 sold this month in Montgomery Village versus 45 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 33% versus September 2017.

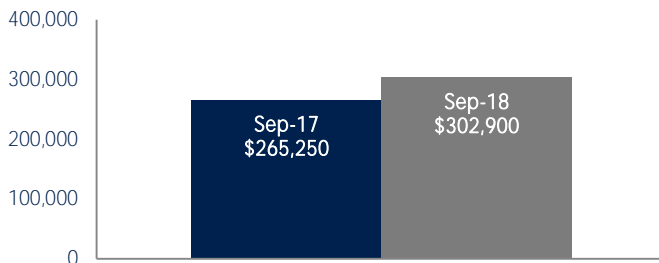
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 36%. The total number of active inventory this September was 65 compared to 102 in September 2017. This month's total of 65 is higher than the previous month's total supply of available inventory of 62, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Montgomery Village Homes was \$265,250. This September, the median sale price was \$302,900, an increase of 14% or \$37,650 compared to last year. The current median sold price is 9% higher than in August.

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.



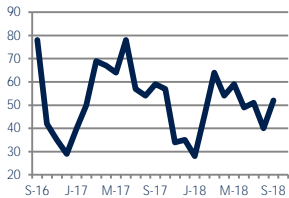
Focus On: Montgomery Village Housing Market

September 2018

Zip Code(s): 20886

New Listings

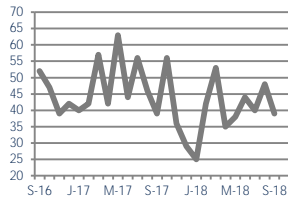
52



Down -12%
Vs. Year Ago

Current Contracts

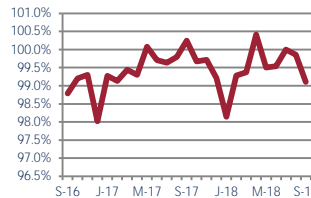
39



No Change
Vs. Year Ago

Sold Vs. List Price

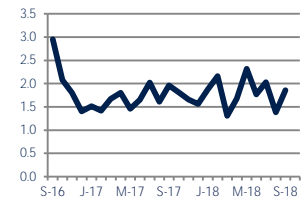
99.1%



Down -1.1%
Vs. Year Ago

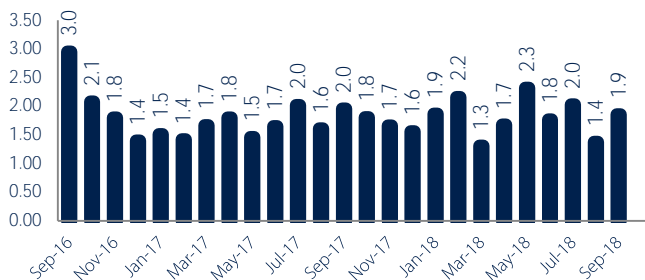
Months of Supply

1.9



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

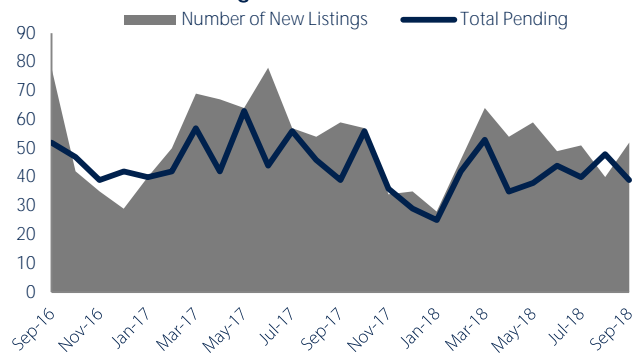
In September, there was 1.9 months of supply available in Montgomery Village, compared to 2.0 in September 2017. That is a decrease of 5% versus a year ago.

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.

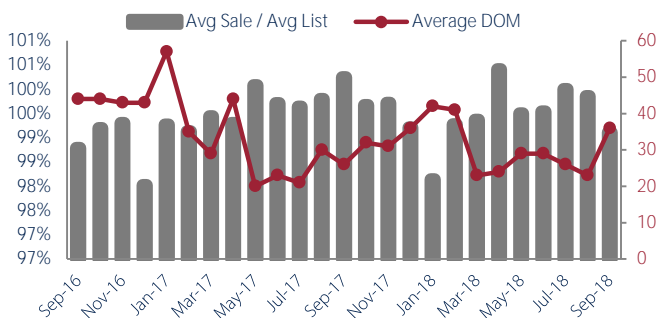
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Montgomery Village compared to 59 in September 2017, a decrease of 12%. There were 39 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 19% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Montgomery Village was 99.1% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 26, an increase of 38%.



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