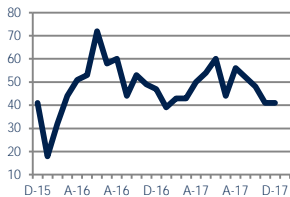




Zip Code(s): 20886

Units Sold

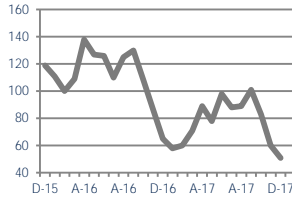
41



Down -13%
Vs. Year Ago

Active Inventory

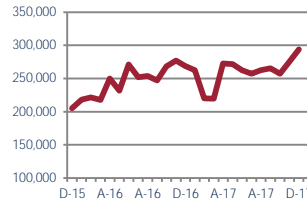
51



Down -22%
Vs. Year Ago

Median Sale Price

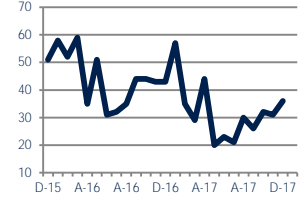
\$294,000



Up 9%
Vs. Year Ago

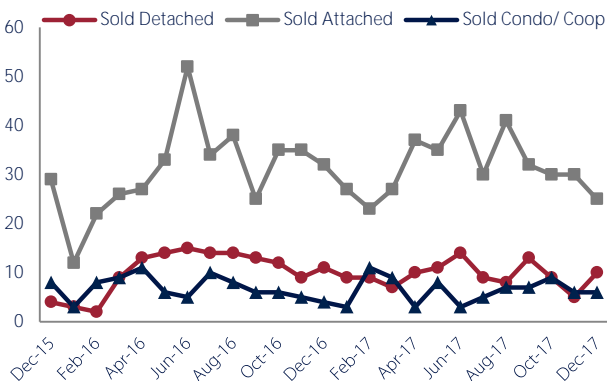
Days On Market

36



Down -16%
Vs. Year Ago

Units Sold*



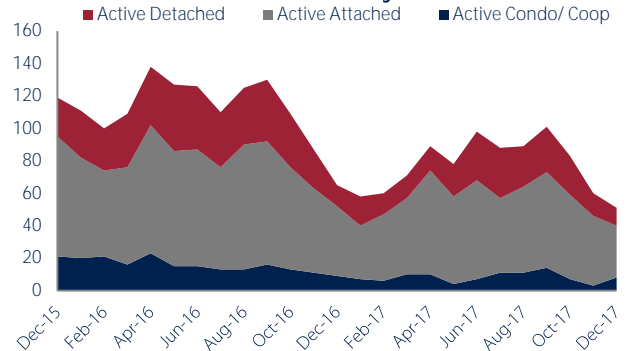
Units Sold

The number of units sold remained stable in December, with 41 sold this month in Montgomery Village. This month's total units sold was lower than at this time last year, a decrease of 13% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 22%. The total number of active inventory this December was 51 compared to 65 in December 2016. This month's total of 51 is lower than the previous month's total supply of available inventory of 60, a decrease of 15%.

Active Inventory*

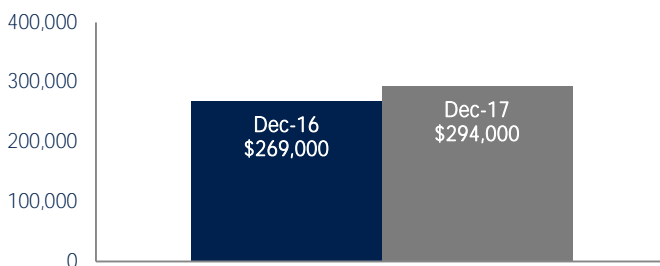


Median Sale Price

Last December, the median sale price for Montgomery Village Homes was \$269,000. This December, the median sale price was \$294,000, an increase of 9% or \$25,000 compared to last year. The current median sold price is 7% higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Median Sale Price



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.

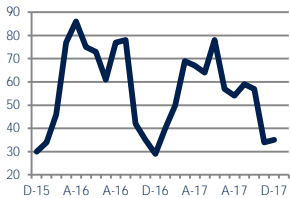
Focus On: Montgomery Village Housing Market

December 2017

Zip Code(s): 20886

New Listings

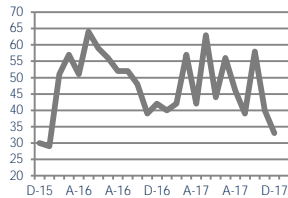
35



Up 21%
Vs. Year Ago

Current Contracts

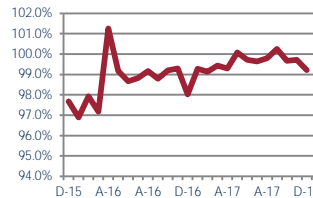
33



Down -21%
Vs. Year Ago

Sold Vs. List Price

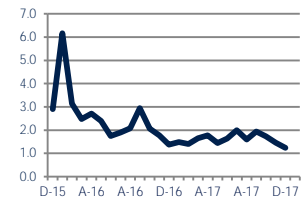
99.2%



Up 1.2%
Vs. Year Ago

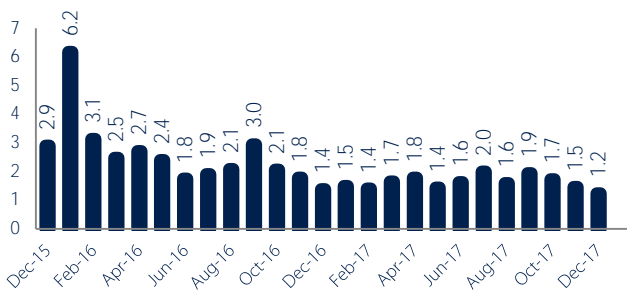
Months of Supply

1.2



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

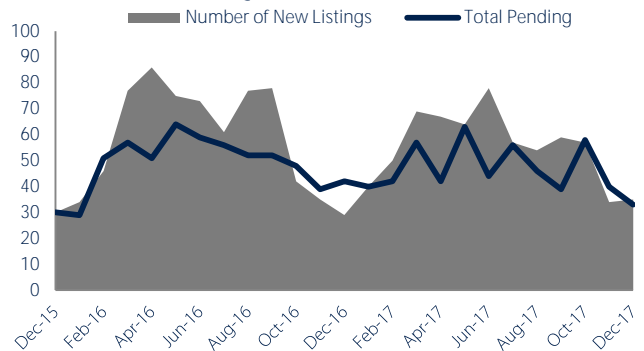
In December, there was 1.2 months of supply available in Montgomery Village, compared to 1.4 in December 2016. That is a decrease of 10% versus a year ago.

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.

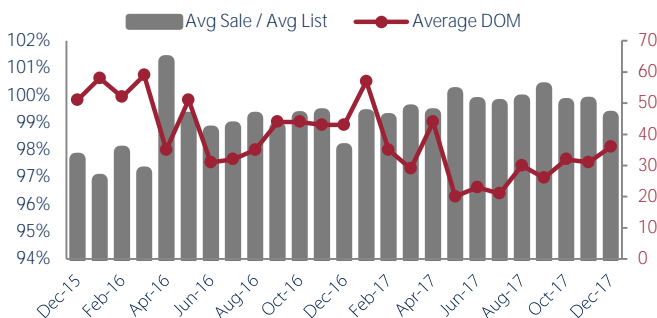
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Montgomery Village compared to 29 in December 2016, an increase of 21%. There were 33 current contracts pending sale this December compared to 42 a year ago. The number of current contracts is 21% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Montgomery Village was 99.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 43, a decrease of 16%.



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.

