

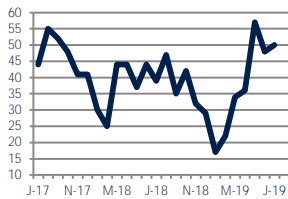
Focus On: Montgomery Village Housing Market

July 2019

Zip Code(s): 20886

Units Sold

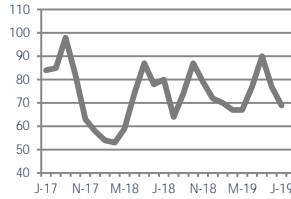
50



Up 28%
Vs. Year Ago

Active Inventory

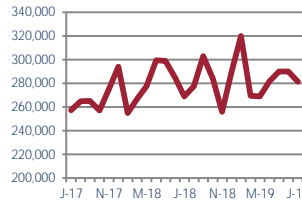
69



Down -14%
Vs. Year Ago

Median Sale Price

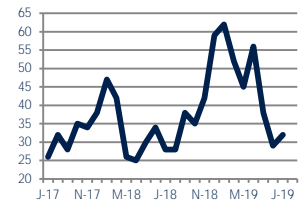
\$281,500



Up 5%
Vs. Year Ago

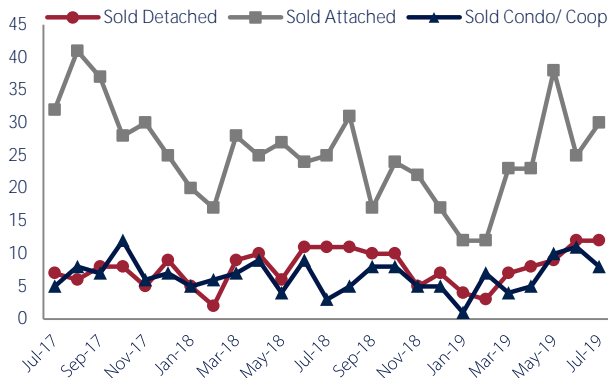
Days On Market

32



Up 14%
Vs. Year Ago

Units Sold*



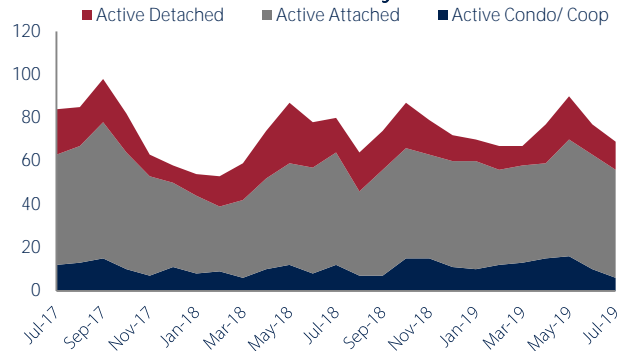
Units Sold

There was an increase in total units sold in July, with 50 sold this month in Montgomery Village versus 48 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 28% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 14%. The total number of active inventory this July was 69 compared to 80 in July 2018. This month's total of 69 is lower than the previous month's total supply of available inventory of 77, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Montgomery Village Homes was \$269,000. This July, the median sale price was \$281,500, an increase of 5% or \$12,500 compared to last year. The current median sold price is 3% lower than in June.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





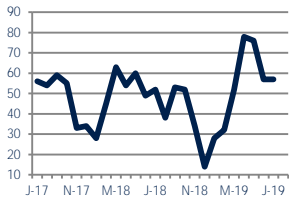
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July 2019

Zip Code(s): 20886

New Listings

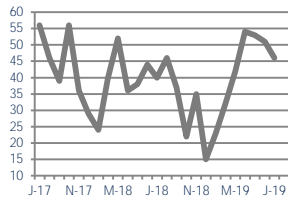
57



Up 10%
Vs. Year Ago

Current Contracts

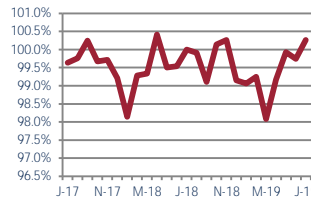
46



Up 15%
Vs. Year Ago

Sold Vs. List Price

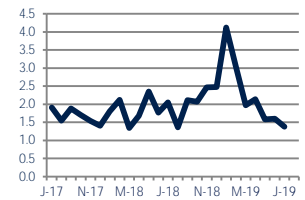
100.3%



No Change
Vs. Year Ago

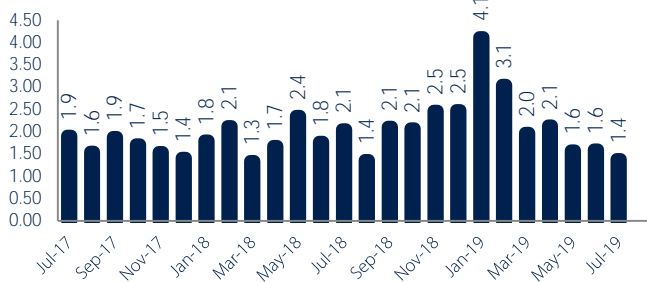
Months of Supply

1.4



Down -33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

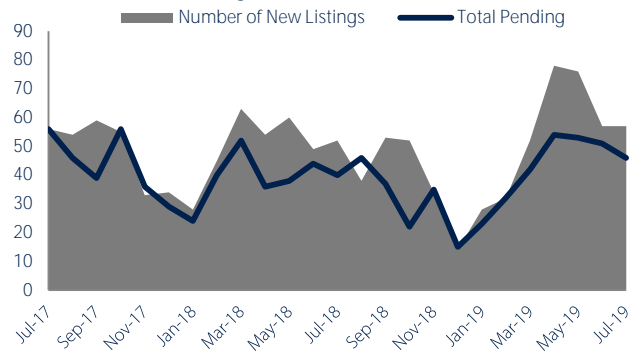
This month there were 57 homes newly listed for sale in Montgomery Village compared to 52 in July 2018, an increase of 10%. There were 46 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 15% higher than last July.

Months of Supply

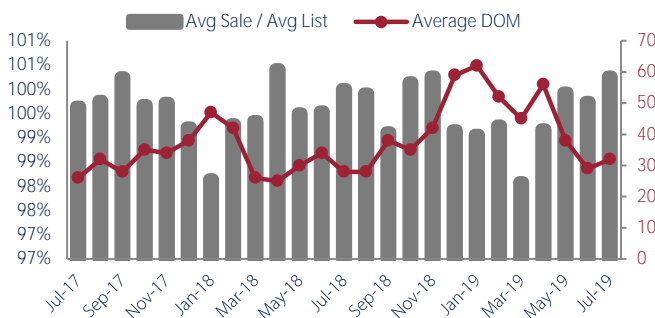
In July, there was 1.4 months of supply available in Montgomery Village, compared to 2.1 in July 2018. That is a decrease of 33% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Montgomery Village was 100.3% 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 32, higher than the average last year, which was 28, an increase of 14%.



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