



# The Long & Foster Market Minute™

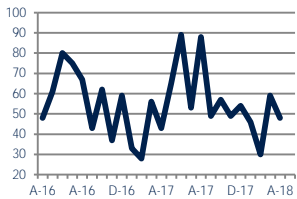
Focus On: Poolesville, Dickerson, and Northwestern Montgomery County Housing Market

April 2018

Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

## Units Sold

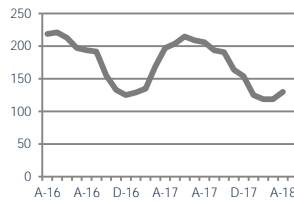
48



Up 12%  
Vs. Year Ago

## Active Inventory

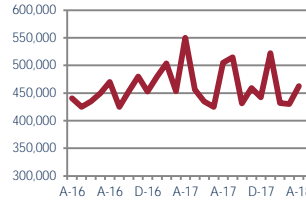
130



Down -34%  
Vs. Year Ago

## Median Sale Price

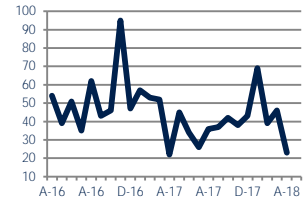
\$462,500



Down -16%  
Vs. Year Ago

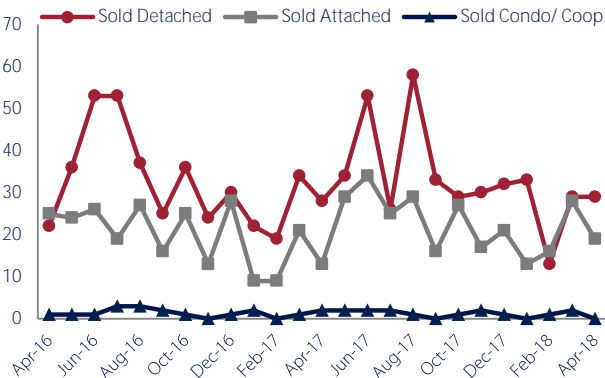
## Days On Market

23



Up 5%  
Vs. Year Ago

## Units Sold\*



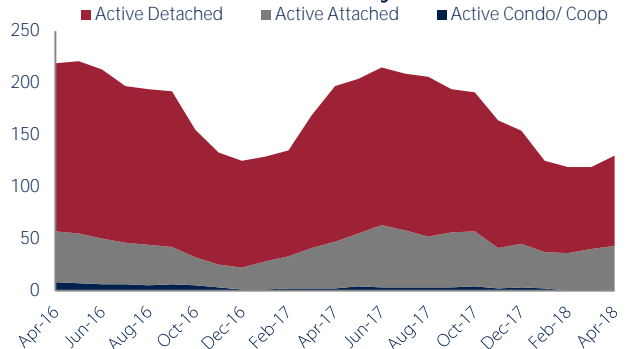
## Units Sold

There was a decrease in total units sold in April, with 48 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County versus 59 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 12% versus April 2017.

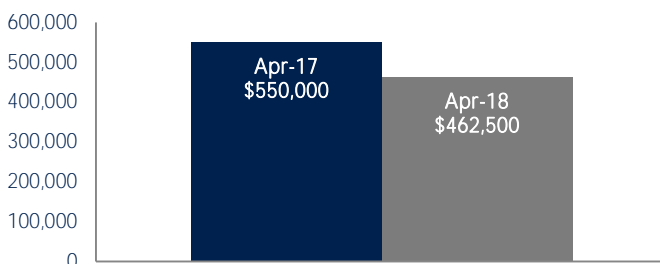
## Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 34%. The total number of active inventory this April was 130 compared to 197 in April 2017. This month's total of 130 is higher than the previous month's total supply of available inventory of 119, an increase of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$550,000. This April, the median sale price was \$462,500, a decrease of 16% or \$87,500 compared to last year. The current median sold price is 8% 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.

Poolesville, Dickerson, and Northwestern Montgomery County are defined as properties listed in zip code/s 20837, 20838, 20839, 20841, 20842 and 20871.

\*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.



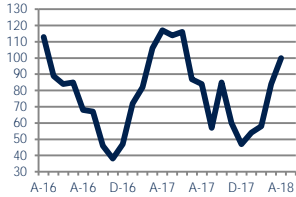
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

### New Listings

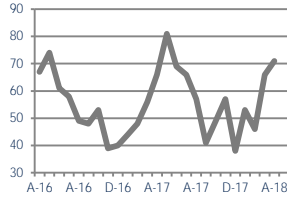
100



**Down -15%**  
Vs. Year Ago

### Current Contracts

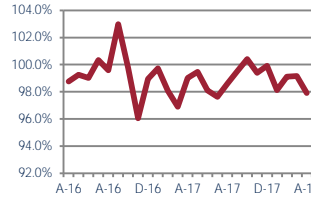
71



**Up 8%**  
Vs. Year Ago

### Sold Vs. List Price

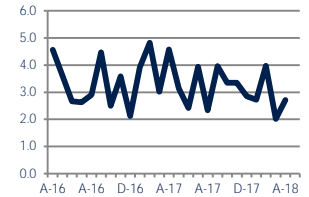
97.9%



**Down -1.1%**  
Vs. Year Ago

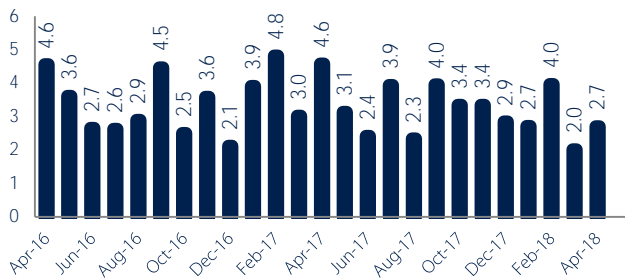
### Months of Supply

2.7



**Down -41%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

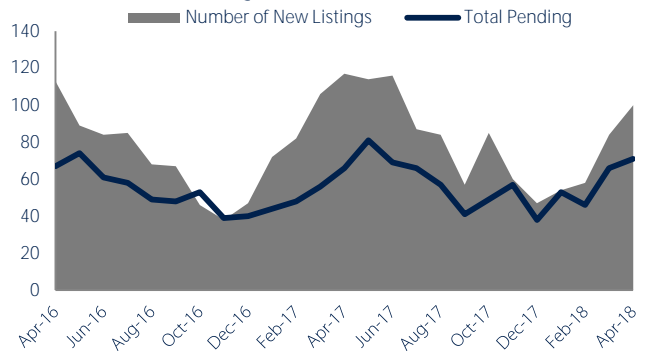
In April, there was 2.7 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 4.6 in April 2017. That is a decrease of 41% versus a year ago.

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.

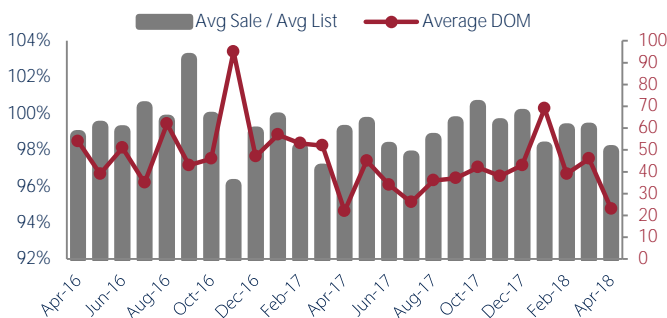
### New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 117 in April 2017, a decrease of 15%. There were 71 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 8% higher 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 Poolesville, Dickerson, and Northwestern Montgomery County was 97.9% 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 23, higher than the average last year, which was 22, an increase of 5%.



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