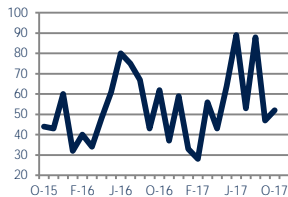


Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

Units Sold

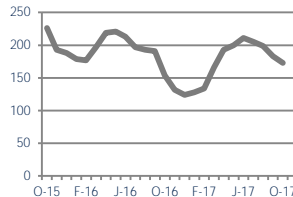
52



Down -16%
Vs. Year Ago

Active Inventory

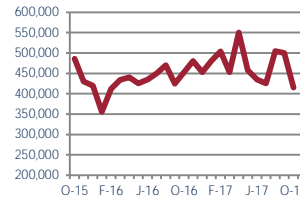
173



Up 12%
Vs. Year Ago

Median Sale Price

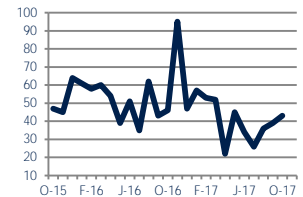
\$415,000



Down -8%
Vs. Year Ago

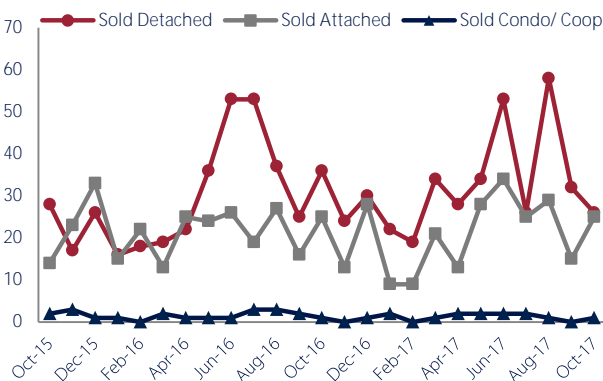
Days On Market

43



Down -7%
Vs. Year Ago

Units Sold*



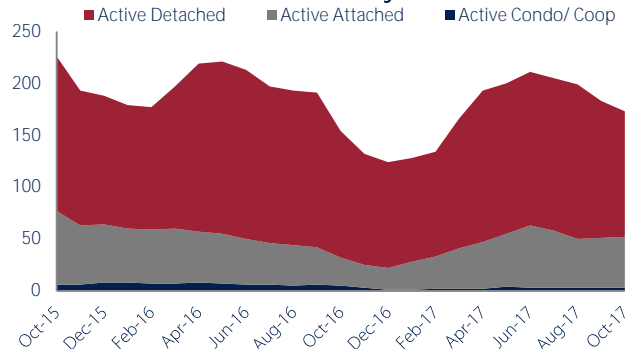
Units Sold

There was an increase in total units sold in October, with 52 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County versus 47 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 16% versus October 2016.

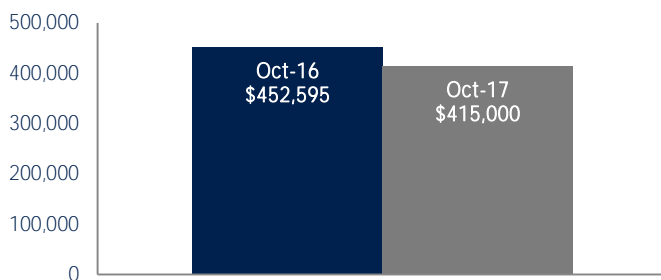
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 12%. The total number of active inventory this October was 173 compared to 154 in October 2016. This month's total of 173 is lower than the previous month's total supply of available inventory of 183, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

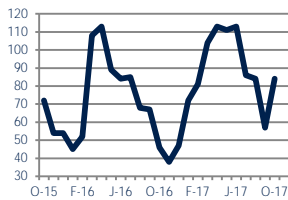
Last October, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$452,595. This October, the median sale price was \$415,000, a decrease of 8% or \$37,595 compared to last year. The current median sold price is 17% lower than in September.

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

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

New Listings

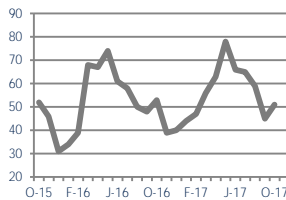
84



Up 83%
Vs. Year Ago

Current Contracts

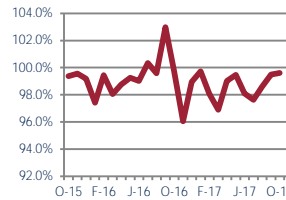
51



Down -4%
Vs. Year Ago

Sold Vs. List Price

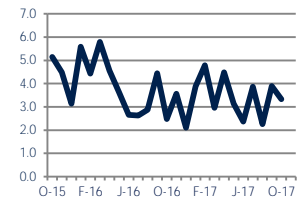
99.6%



No Change
Vs. Year Ago

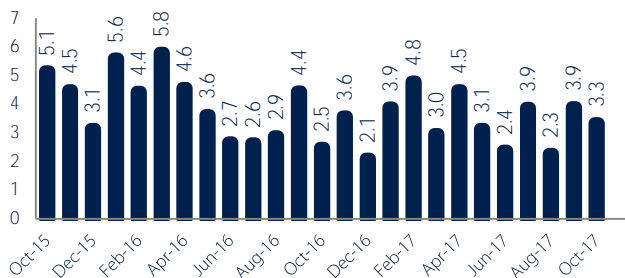
Months of Supply

3.3



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

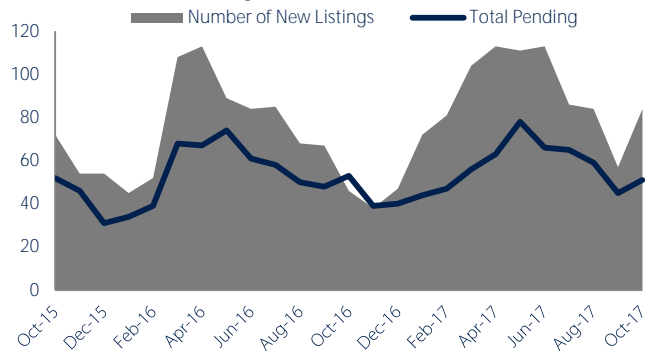
In October, there was 3.3 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 2.5 in October 2016. That is an increase of 34% versus a year ago.

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.

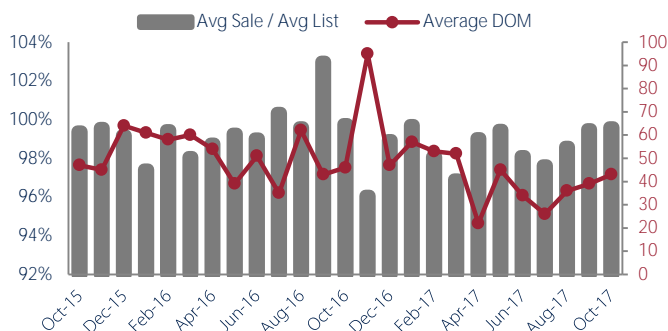
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 46 in October 2016, an increase of 83%. There were 51 current contracts pending sale this October compared to 53 a year ago. The number of current contracts is 4% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Poolesville, Dickerson, and Northwestern Montgomery County was 99.6% 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 43, lower than the average last year, which was 46, a decrease of 7%.