

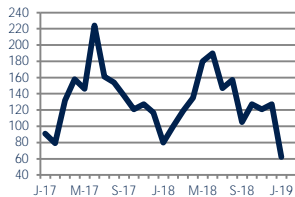
Focus On: Rockville Housing Market

January 2019

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

Units Sold

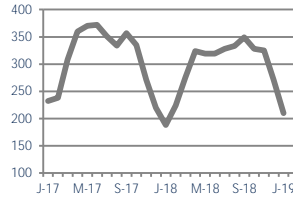
62



Down -22%
Vs. Year Ago

Active Inventory

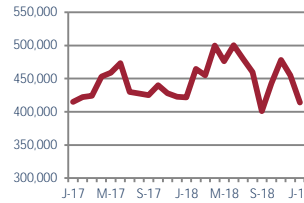
210



Up 12%
Vs. Year Ago

Median Sale Price

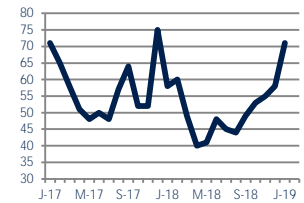
\$414,000



Down -2%
Vs. Year Ago

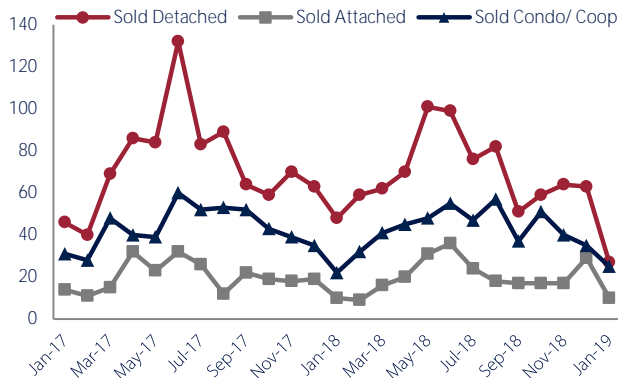
Days On Market

71



Up 22%
Vs. Year Ago

Units Sold*



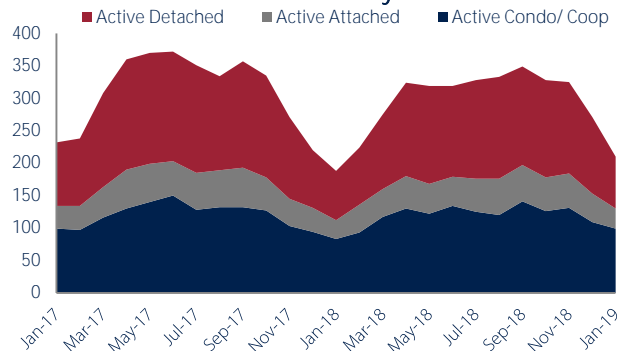
Units Sold

There was a decrease in total units sold in January, with 62 sold this month in Rockville. This month's total units sold was lower than at this time last year.

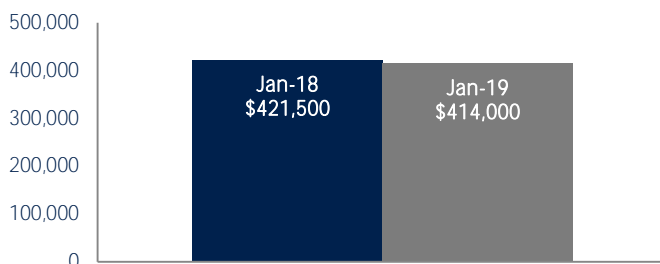
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 12%. The total number of active inventory this January was 210 compared to 188 in January 2018. This month's total of 210 is lower than the previous month's total supply of available inventory of 271, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Rockville Homes was \$421,500. This January, the median sale price was \$414,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 9% lower than in December.

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

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*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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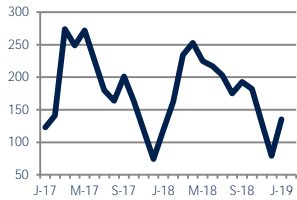
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January 2019

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

New Listings

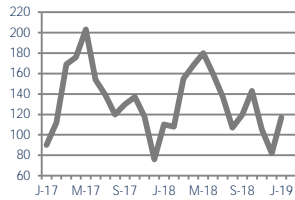
135



Up 13%
Vs. Year Ago

Current Contracts

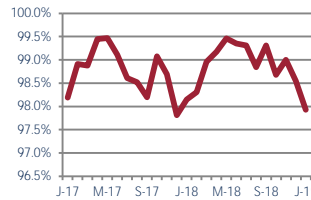
117



Up 6%
Vs. Year Ago

Sold Vs. List Price

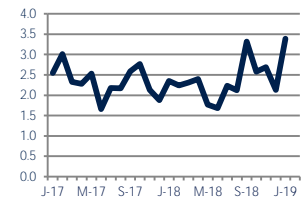
97.9%



No Change
Vs. Year Ago

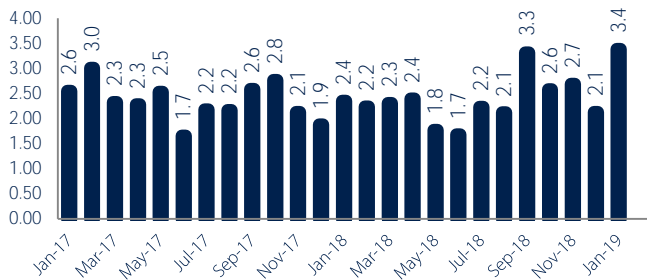
Months of Supply

3.4



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

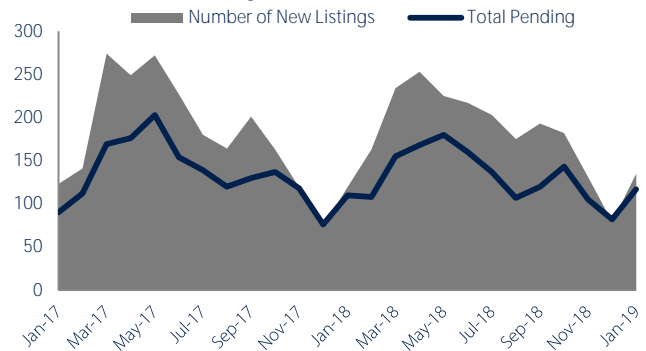
In January, there was 3.4 months of supply available in Rockville, compared to 2.4 in January 2018. That is an increase of 44% versus a year ago.

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.

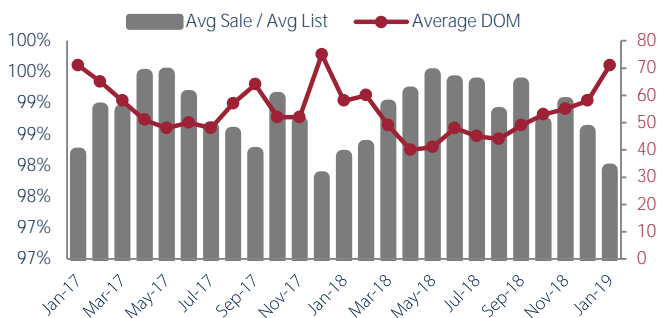
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Rockville compared to 119 in January 2018, an increase of 13%. There were 117 current contracts pending sale this January compared to 110 a year ago. The number of current contracts is 6% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Rockville was 97.9% 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 71, higher than the average last year, which was 58, an increase of 22%.



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