



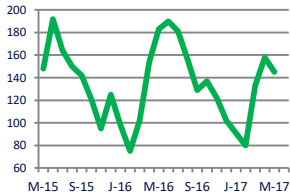
Focus On: Rockville Housing Market

May 2017

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

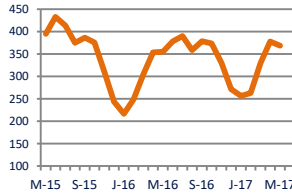
Units Sold

145



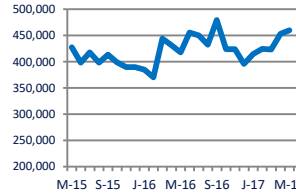
Active Inventory

369



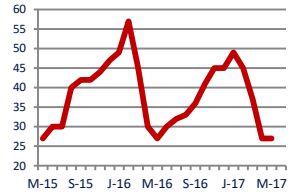
Median Sale Price

\$459,900



Days On Market

27

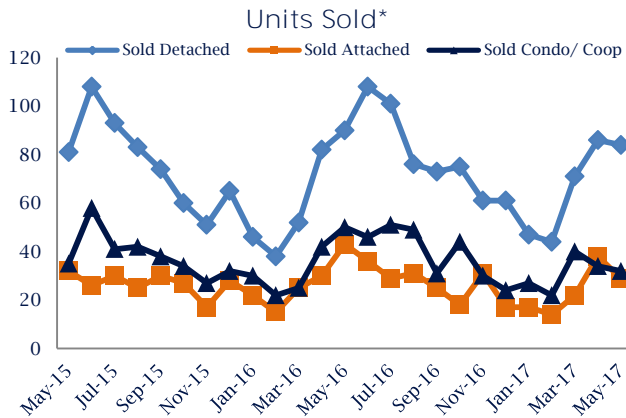


Down -21%
Vs. Year Ago

Up 4%
Vs. Year Ago

Up 10%
Vs. Year Ago

No Change
Vs. Year Ago

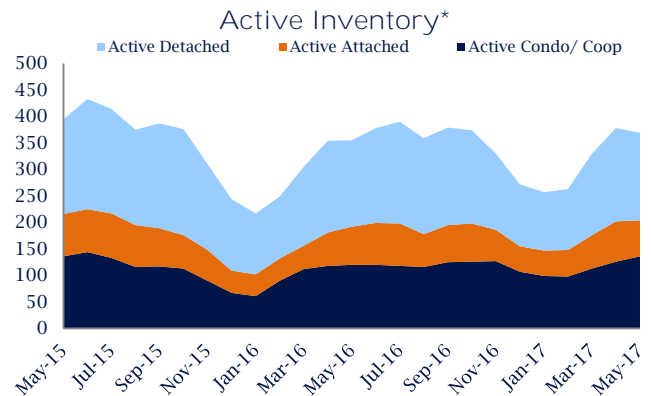


Units Sold

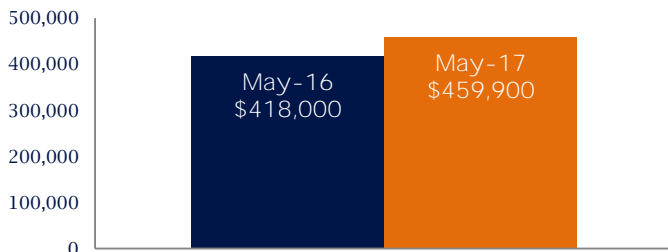
There was a decrease in total units sold in May, with 145 sold this month in Rockville versus 158 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 21% versus May 2016.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 4%. The total number of active inventory this May was 369 compared to 355 in May 2016. This month's total of 369 is lower than the previous month's total supply of available inventory of 378, a decrease of 2%.



Median Sale Price



Median Sale Price

Last May, the median sale price for Rockville Homes was \$418,000. This May, the median sale price was \$459,900, an increase of 10% or \$41,900 compared to last year. The current median sold price is 2% higher than in April.

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 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.





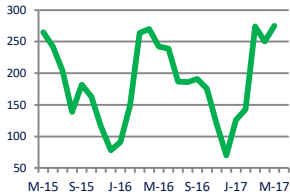
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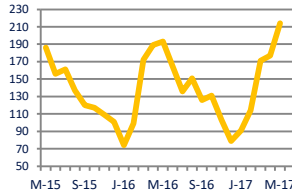
New Listings

275



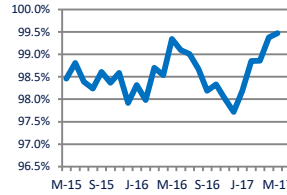
Current Contracts

214



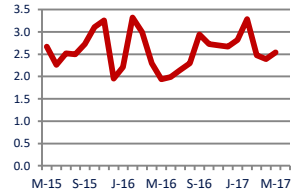
Sold Vs. List Price

99.5%



Months of Supply

2.5



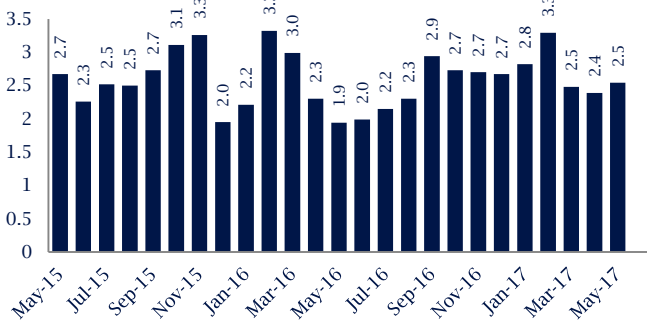
Up 14%
Vs. Year Ago

Up 11%
Vs. Year Ago

No Change
Vs. Year Ago

Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

In May, there was 2.5 months of supply available in Rockville, compared to 1.9 in May 2016. That is an increase of 31% versus a year ago.

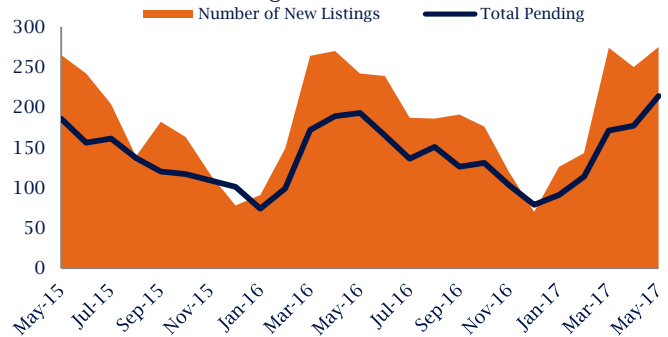
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 275 homes newly listed for sale in Rockville compared to 242 in May 2016, an increase of 14%.

There were 214 current contracts pending sale this May compared to 193 a year ago. The number of current contracts is 11% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Rockville was 99.5% 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 27, which is similar compared to a year ago.

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