



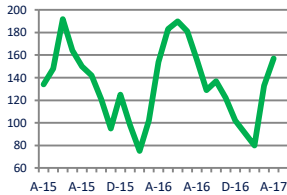
## Focus On: Rockville Housing Market

April 2017

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

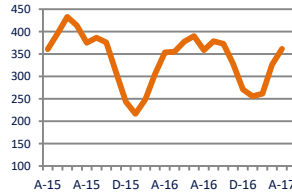
### Units Sold

157



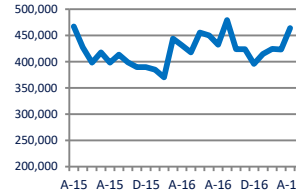
### Active Inventory

362



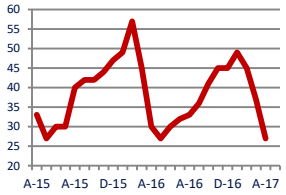
### Median Sale Price

\$463,945



### Days On Market

27

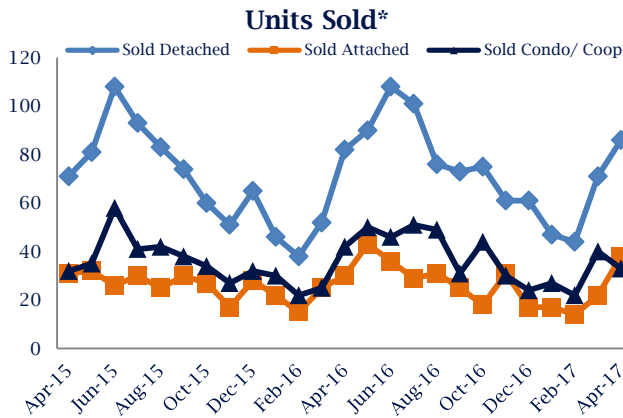


Up 2%  
Vs. Year Ago

Up 2%  
Vs. Year Ago

Up 8%  
Vs. Year Ago

Down -10%  
Vs. Year Ago



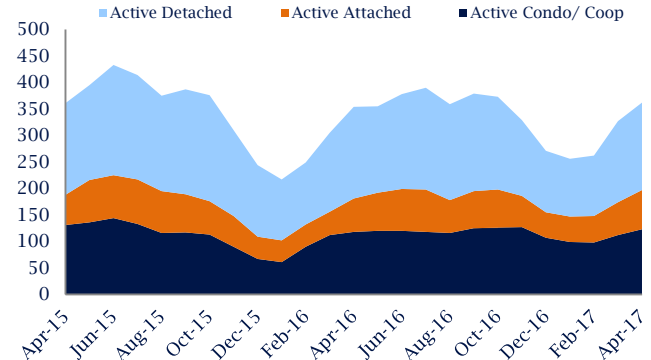
## Units Sold

There was an increase in total units sold in April, with 157 sold this month in Rockville versus 133 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2016.

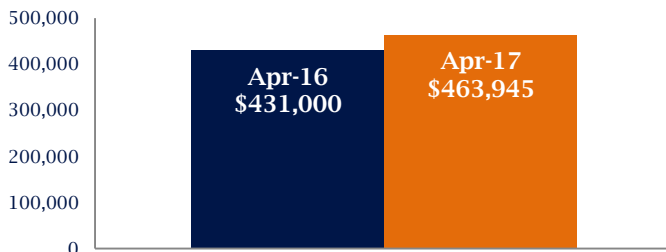
## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 2%. The total number of active inventory this April was 362 compared to 354 in April 2016. This month's total of 362 is higher than the previous month's total supply of available inventory of 327, an increase of 11%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Rockville Homes was \$431,000. This April, the median sale price was \$463,945, an increase of 8% or \$32,945 compared to last year. The current median sold price is 10% 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.

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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.



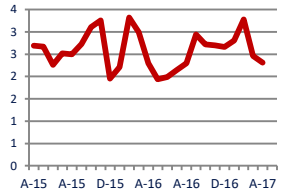
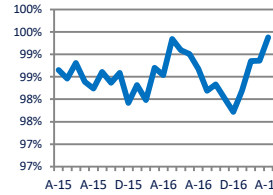
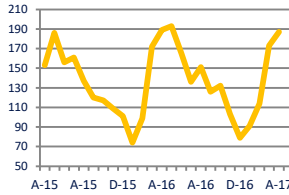
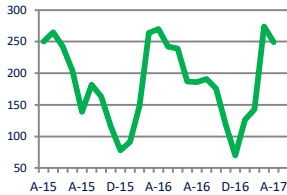


## Focus On: Rockville Housing Market

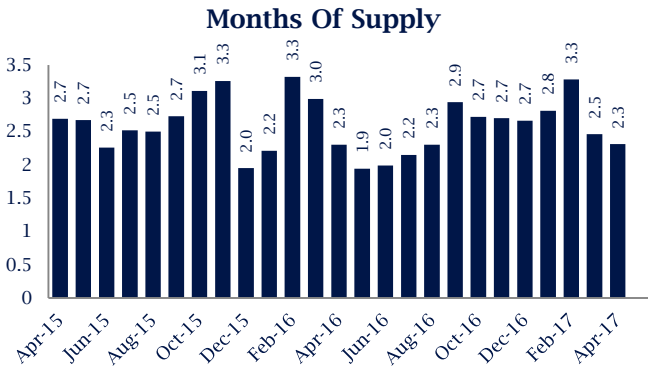
April 2017

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

<b>New Listings</b> 249	<b>Current Contracts</b> 187	<b>Sold Vs. List Price</b> 99.4%	<b>Months of Supply</b> 2.3
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<b>Down -8%</b> Vs. Year Ago	<b>Down -1%</b> Vs. Year Ago	<b>Up 0.9%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago
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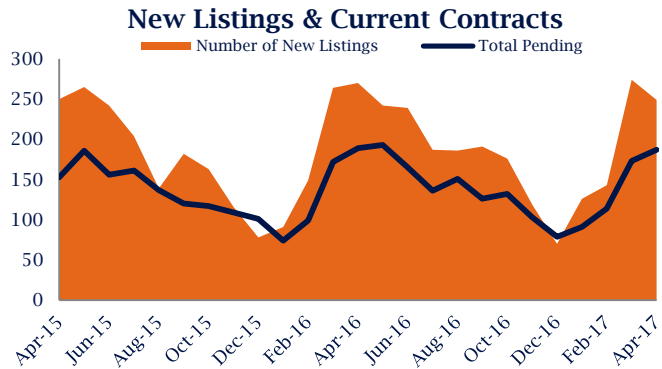
### Months of Supply

In April, there was 2.3 months of supply available in Rockville. The amount of supply is similar compared to a year ago.

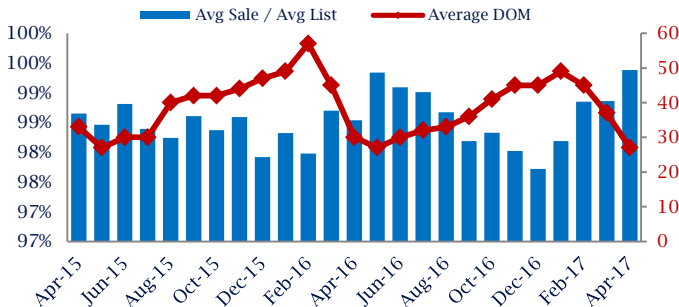
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 249 homes newly listed for sale in Rockville compared to 270 in April 2016, a decrease of 8%. There were 187 current contracts pending sale this April compared to 189 a year ago. The number of current contracts is 1% lower than last April.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Rockville was 99.4% of the average list price, which is 0.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 30, a decrease of 10%.

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