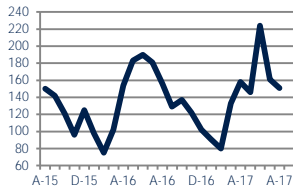


Focus On: Rockville Housing Market

August 2017

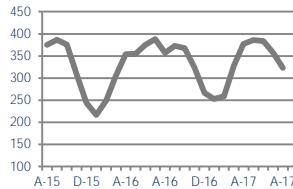
Zip Code(s): 20850, 20851, 20852, 20853 and 20896

Units Sold
151



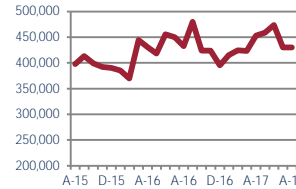
Down -3%
Vs. Year Ago

Active Inventory
323



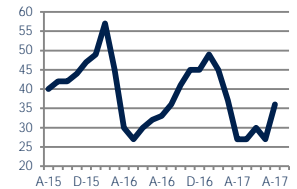
Down -10%
Vs. Year Ago

Median Sale Price
\$430,000

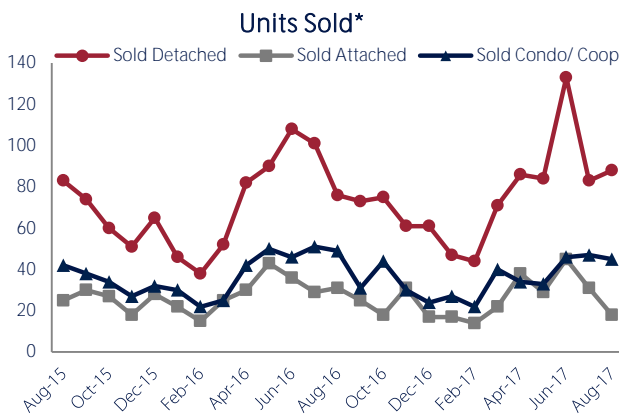


Down -1%
Vs. Year Ago

Days On Market
36



Up 9%
Vs. Year Ago

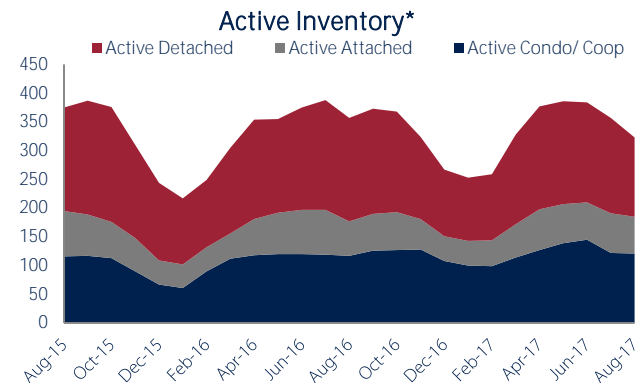


Units Sold

There was a decrease in total units sold in August, with 151 sold this month in Rockville versus 161 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus August 2016.

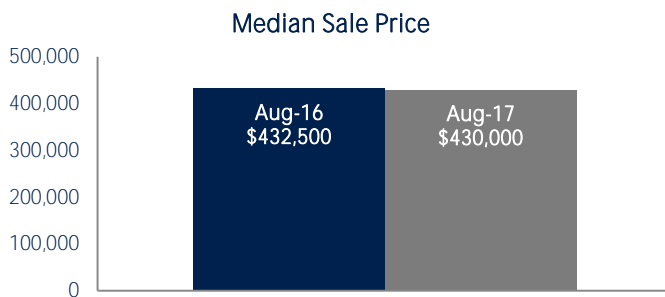
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 10%. The total number of active inventory this August was 323 compared to 357 in August 2016. This month's total of 323 is lower than the previous month's total supply of available inventory of 357, a decrease of 10%.



Median Sale Price

Last August, the median sale price for Rockville Homes was \$432,500. This August, the median sale price was \$430,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is approximately the same as the median price in July.



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



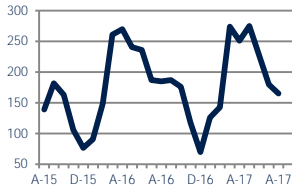
Focus On: Rockville Housing Market

August 2017

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

New Listings

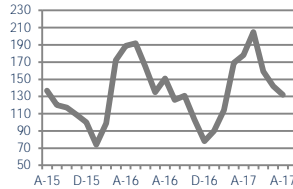
165



Down -11%
Vs. Year Ago

Current Contracts

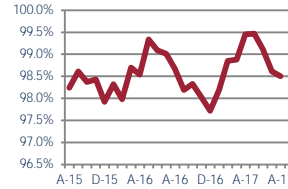
132



Down -13%
Vs. Year Ago

Sold Vs. List Price

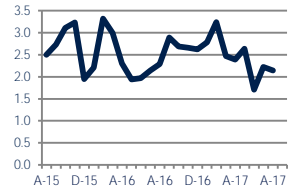
98.5%



No Change
Vs. Year Ago

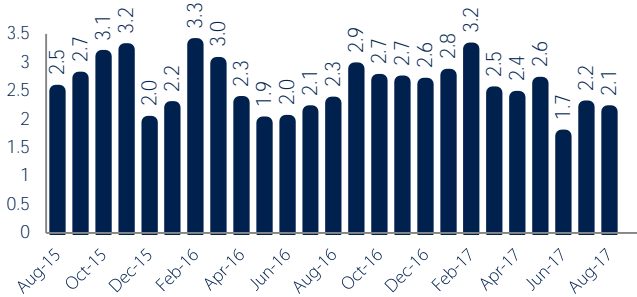
Months of Supply

2.1



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

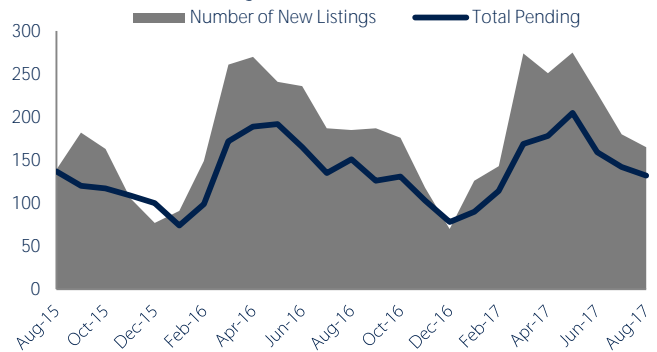
In August, there was 2.1 months of supply available in Rockville, compared to 2.3 in August 2016. That is a decrease of 7% versus a year ago.

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.

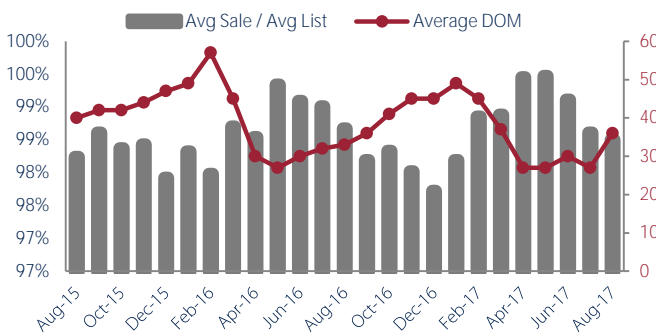
New Listings & Current Contracts

This month there were 165 homes newly listed for sale in Rockville compared to 185 in August 2016, a decrease of 11%. There were 132 current contracts pending sale this August compared to 151 a year ago. The number of current contracts is 13% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Rockville was 98.5% 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 36, higher than the average last year, which was 33, an increase of 9%.