



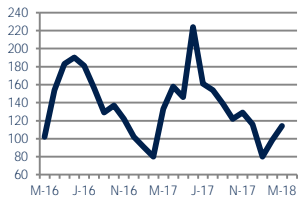
Focus On: Rockville Housing Market

March 2018

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

Units Sold

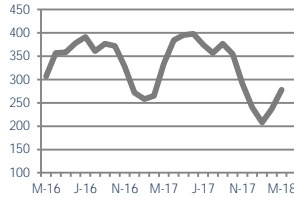
114



Down -14%
Vs. Year Ago

Active Inventory

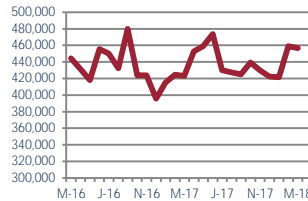
278



Down -17%
Vs. Year Ago

Median Sale Price

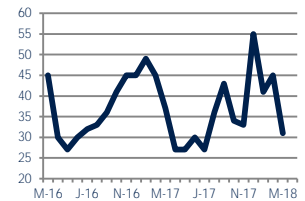
\$456,500



Up 8%
Vs. Year Ago

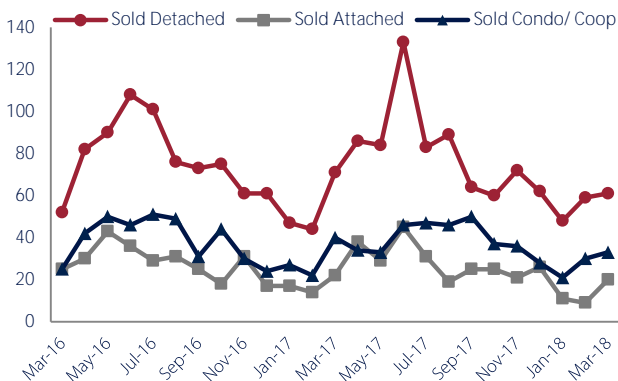
Days On Market

31



Down -16%
Vs. Year Ago

Units Sold*



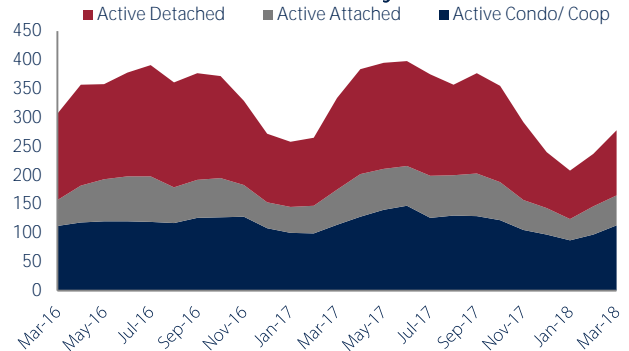
Units Sold

There was an increase in total units sold in March, with 114 sold this month in Rockville versus 98 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 14% versus March 2017.

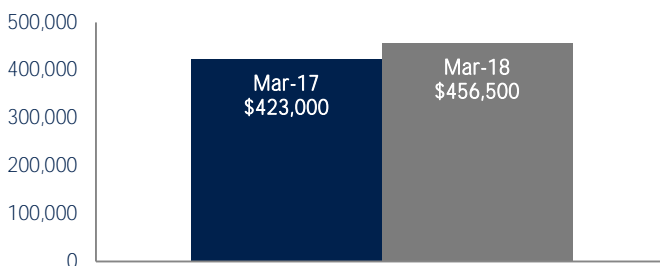
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 17%. The total number of active inventory this March was 278 compared to 334 in March 2017. This month's total of 278 is higher than the previous month's total supply of available inventory of 237, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Rockville Homes was \$423,000. This March, the median sale price was \$456,500, an increase of 8% or \$33,500 compared to last year. The current median sold price is 1% lower than in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



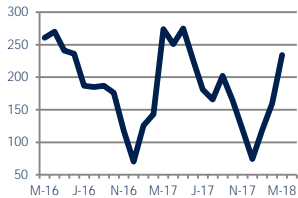
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New Listings

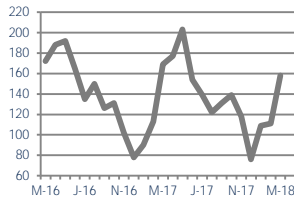
234



Down -15%
Vs. Year Ago

Current Contracts

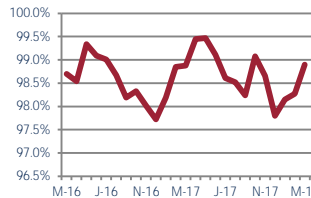
158



Down -7%
Vs. Year Ago

Sold Vs. List Price

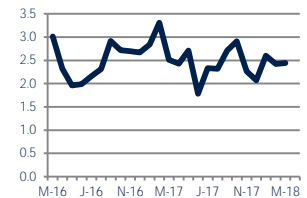
98.9%



No Change
Vs. Year Ago

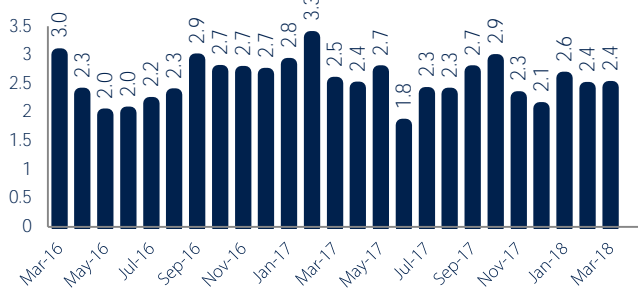
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

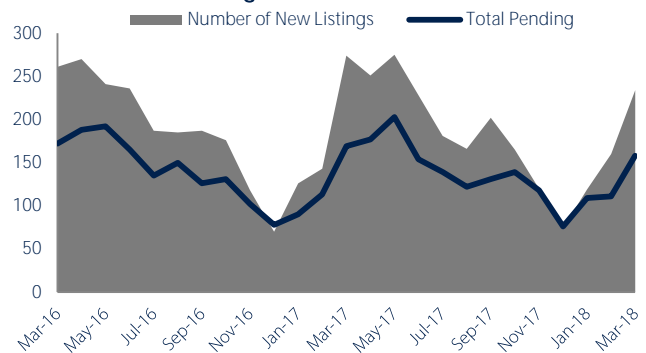
In March, there was 2.4 months of supply available in Rockville. The amount of supply is similar compared to a year ago.

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.

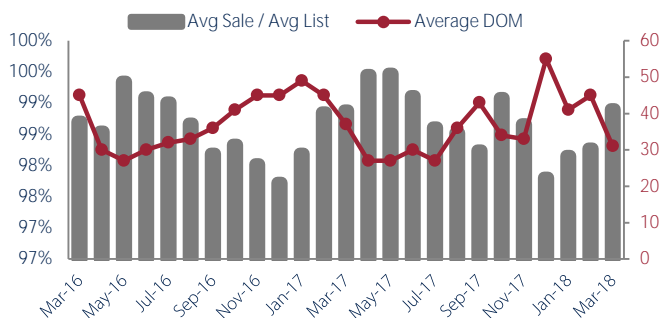
New Listings & Current Contracts

This month there were 234 homes newly listed for sale in Rockville compared to 274 in March 2017, a decrease of 15%. There were 158 current contracts pending sale this March compared to 169 a year ago. The number of current contracts is 7% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Rockville was 98.9% 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 31, lower than the average last year, which was 37, a decrease of 16%.



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