

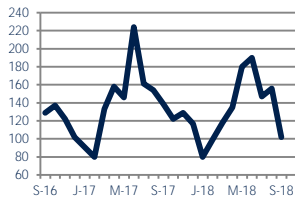
Focus On: Rockville Housing Market

September 2018

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

Units Sold

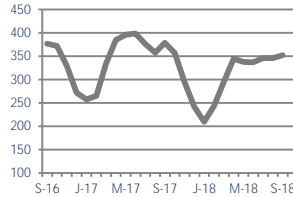
102



Down -27%
Vs. Year Ago

Active Inventory

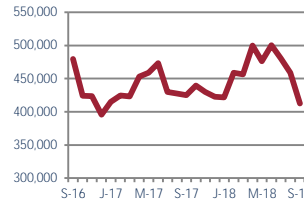
352



Down -7%
Vs. Year Ago

Median Sale Price

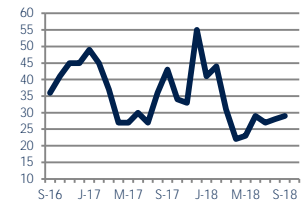
\$412,500



Down -3%
Vs. Year Ago

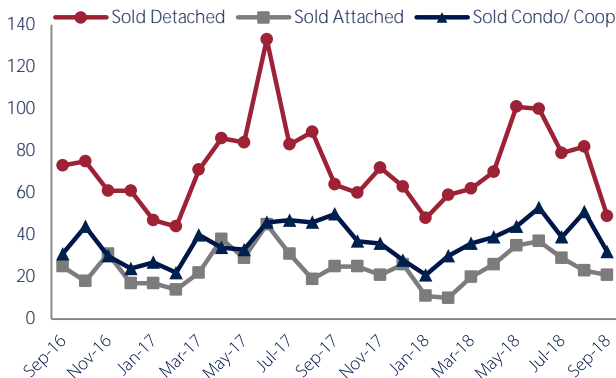
Days On Market

29



Down -33%
Vs. Year Ago

Units Sold*



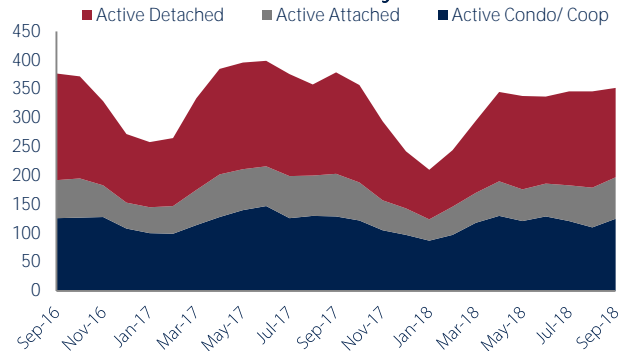
Units Sold

There was a decrease in total units sold in September, with 102 sold this month in Rockville versus 156 last month, a decrease of 35%. This month's total units sold was lower than at this time last year, a decrease of 27% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 7%. The total number of active inventory this September was 352 compared to 379 in September 2017. This month's total of 352 is higher than the previous month's total supply of available inventory of 346, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Rockville Homes was \$425,000. This September, the median sale price was \$412,500, a decrease of 3% or \$12,500 compared to last year. The current median sold price is 10% lower than in August.

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

Rockville are defined as properties listed in zip code/s 20850, 20851, 20852, 20853 and 20896.

*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



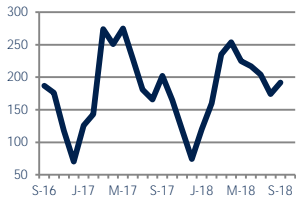
Focus On: Rockville Housing Market

September 2018

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

New Listings

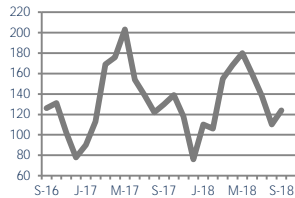
192



Down -5%
Vs. Year Ago

Current Contracts

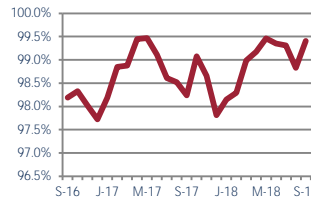
124



Down -5%
Vs. Year Ago

Sold Vs. List Price

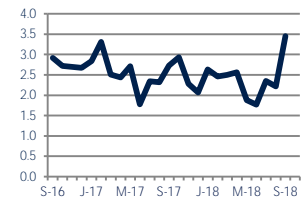
99.4%



Up 1.2%
Vs. Year Ago

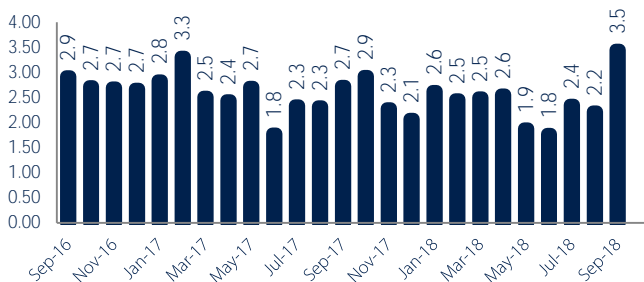
Months of Supply

3.5



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

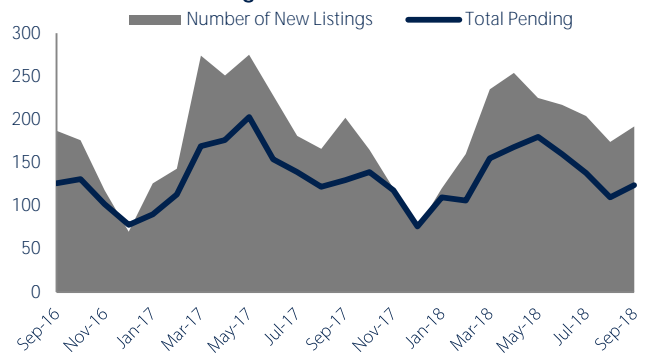
In September, there was 3.5 months of supply available in Rockville, compared to 2.7 in September 2017. That is an increase of 27% versus a year ago.

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.

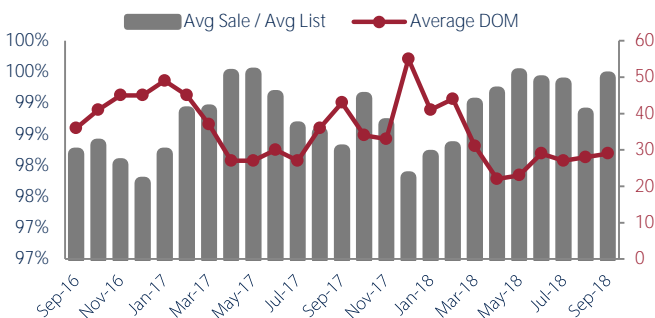
New Listings & Current Contracts

This month there were 192 homes newly listed for sale in Rockville compared to 202 in September 2017, a decrease of 5%. There were 124 current contracts pending sale this September compared to 130 a year ago. The number of current contracts is 5% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Rockville was 99.4% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 43, a decrease of 33%.



Rockville are defined as properties listed in zip code/s 20850, 20851, 20852, 20853 and 20896.

*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.

