



The Long & Foster Market Minute™

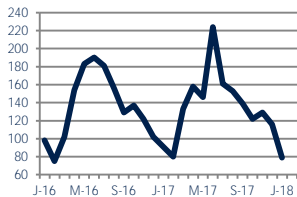
Focus On: Rockville Housing Market

January 2018

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

Units Sold

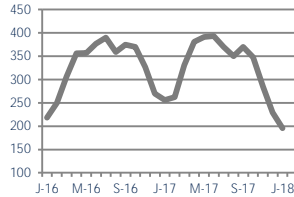
79



Down -13%
Vs. Year Ago

Active Inventory

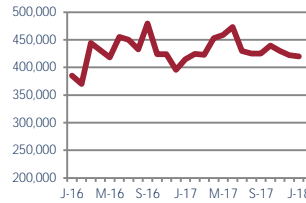
196



Down -23%
Vs. Year Ago

Median Sale Price

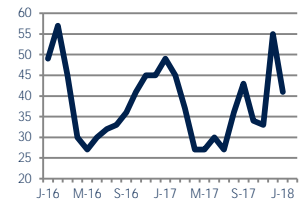
\$420,000



Up 1%
Vs. Year Ago

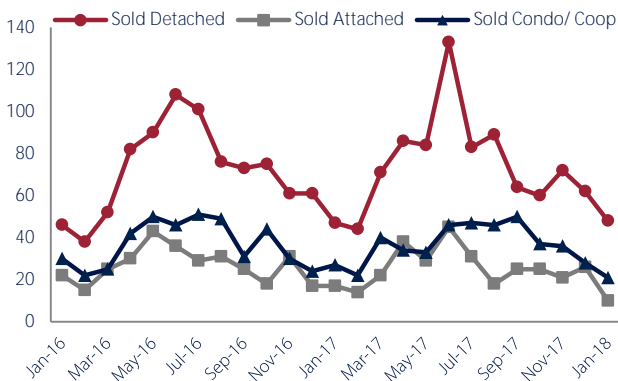
Days On Market

41



Down -16%
Vs. Year Ago

Units Sold*



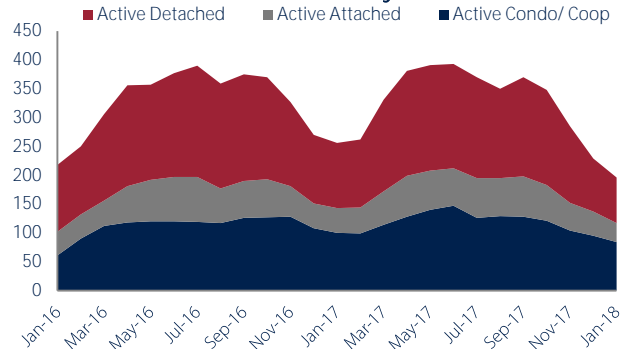
Units Sold

There was a decrease in total units sold in January, with 79 sold this month in Rockville versus 116 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 13% versus January 2017.

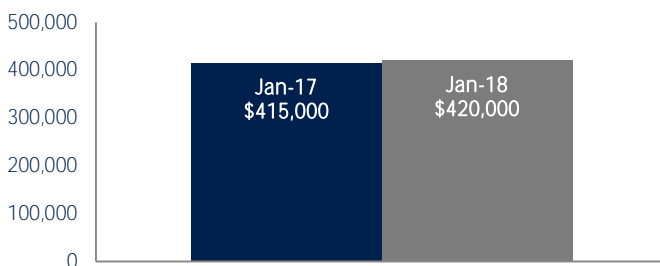
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 23%. The total number of active inventory this January was 196 compared to 256 in January 2017. This month's total of 196 is lower than the previous month's total supply of available inventory of 229, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Rockville Homes was \$415,000. This January, the median sale price was \$420,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 1% lower than in December.

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





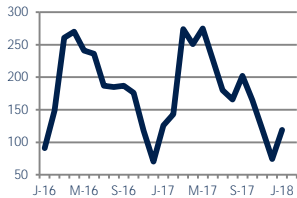
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January 2018

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

New Listings

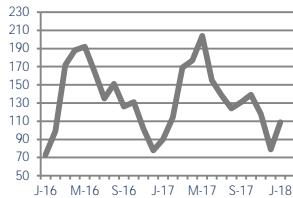
119



Down -6%
Vs. Year Ago

Current Contracts

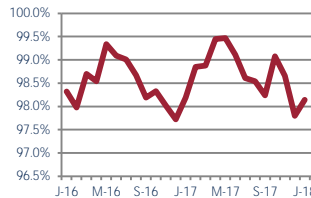
109



Up 21%
Vs. Year Ago

Sold Vs. List Price

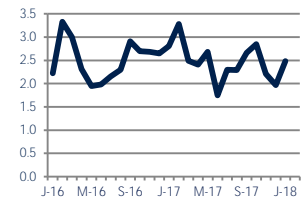
98.1%



No Change
Vs. Year Ago

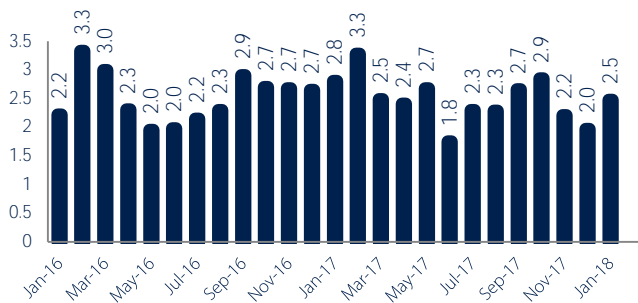
Months of Supply

2.5



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

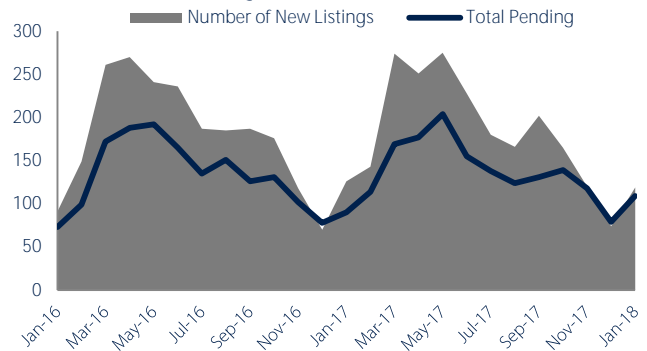
In January, there was 2.5 months of supply available in Rockville, compared to 2.8 in January 2017. That is a decrease of 12% versus a year ago.

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.

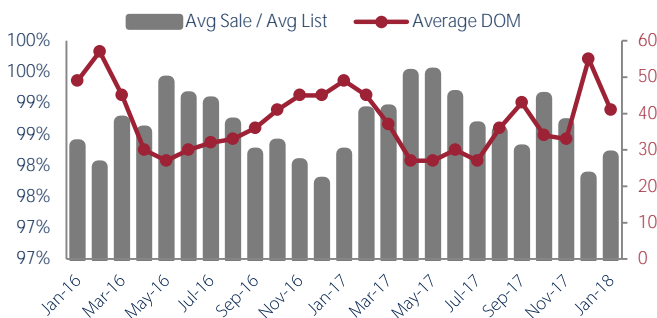
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Rockville compared to 126 in January 2017, a decrease of 6%. There were 109 current contracts pending sale this January compared to 90 a year ago. The number of current contracts is 21% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Rockville was 98.1% 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 41, lower than the average last year, which was 49, a decrease of 16%.



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