

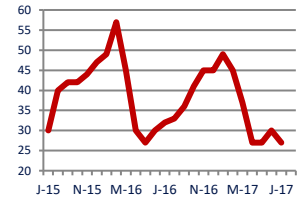
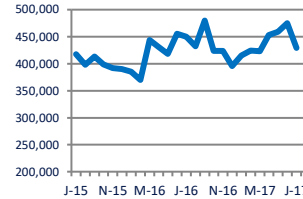
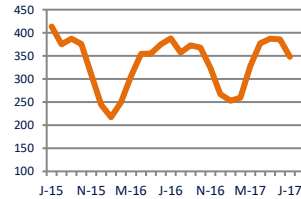
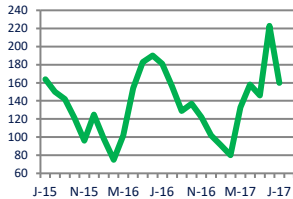


## Focus On: Rockville Housing Market

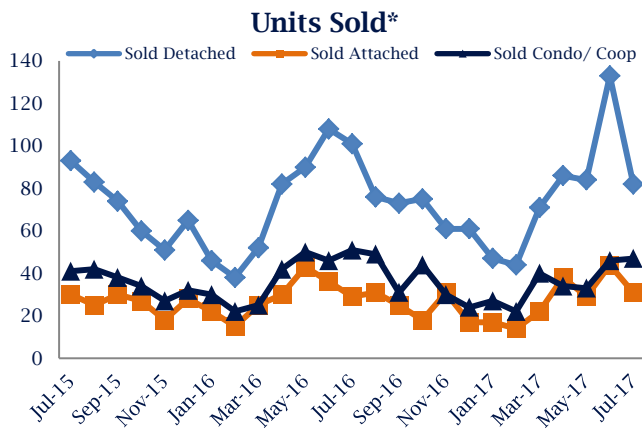
July 2017

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

<b>Units Sold</b> 160	<b>Active Inventory</b> 348	<b>Median Sale Price</b> \$429,000	<b>Days On Market</b> 27
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<b>Down -12%</b> Vs. Year Ago	<b>Down -10%</b> Vs. Year Ago	<b>Down -5%</b> Vs. Year Ago	<b>Down -16%</b> Vs. Year Ago
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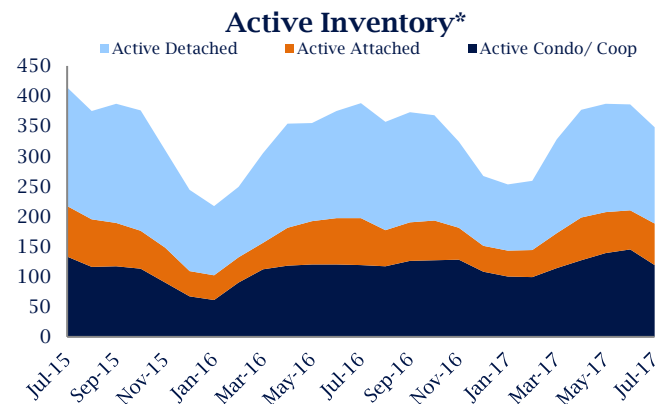


### Units Sold

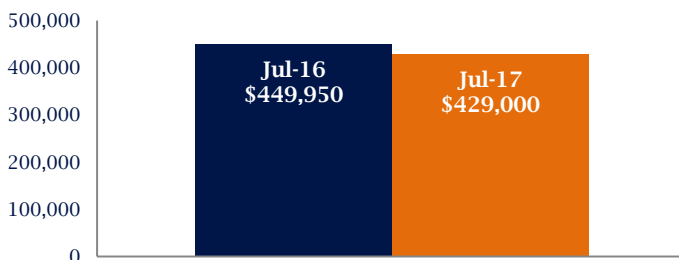
There was a decrease in total units sold in July, with 160 sold this month in Rockville versus 223 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2016.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 10%. The total number of active inventory this July was 348 compared to 388 in July 2016. This month's total of 348 is lower than the previous month's total supply of available inventory of 386, a decrease of 10%.



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Rockville Homes was \$449,950. This July, the median sale price was \$429,000, a decrease of 5% or \$20,950 compared to last year. The current median sold price is 10% lower than in June.

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.



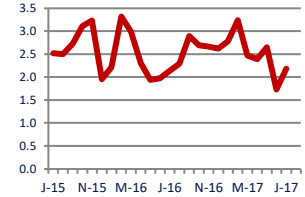
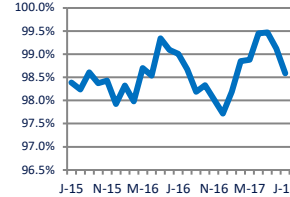
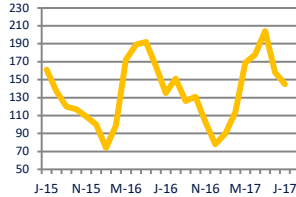
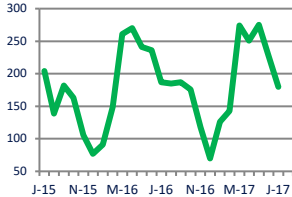


## Focus On: Rockville Housing Market

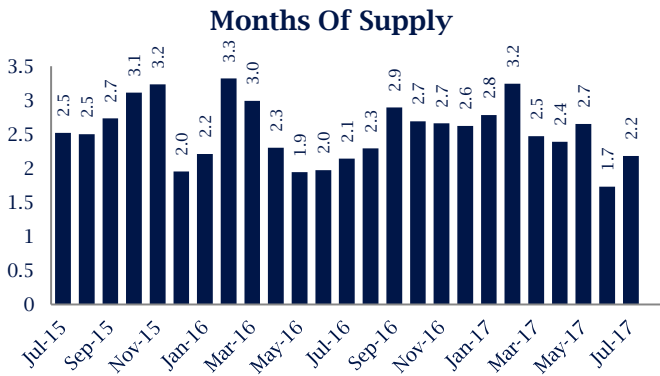
July 2017

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

<b>New Listings</b> 180	<b>Current Contracts</b> 145	<b>Sold Vs. List Price</b> 98.6%	<b>Months of Supply</b> 2.2
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<b>Down -4%</b> Vs. Year Ago	<b>Up 7%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago
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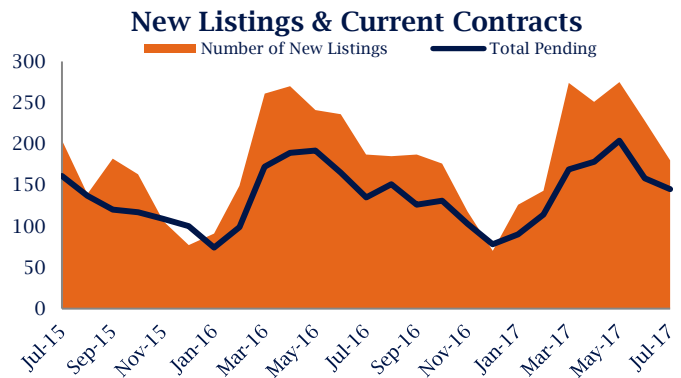
### Months of Supply

In July, there was 2.2 months of supply available in Rockville. The amount of supply is similar compared to a year ago.

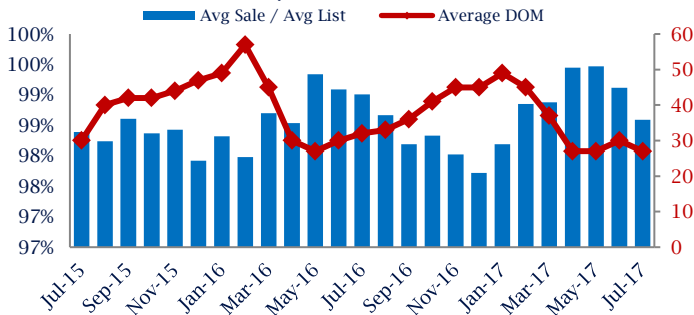
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 180 homes newly listed for sale in Rockville compared to 187 in July 2016, a decrease of 4%. There were 145 current contracts pending sale this July compared to 135 a year ago. The number of current contracts is 7% higher than last July.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Rockville was 98.6% 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 27, lower than the average last year, which was 32, a decrease of 16%.

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