



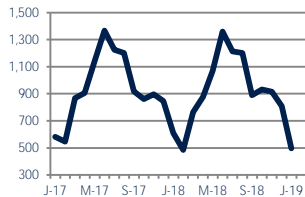
# The Long & Foster Market Minute™

Focus On: **Montgomery County Housing Market**

January 2019

## Units Sold

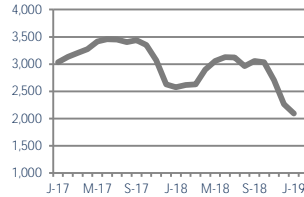
497



Down -19%  
Vs. Year Ago

## Active Inventory

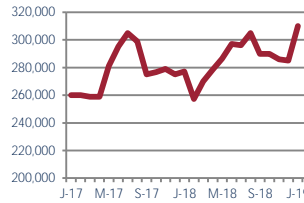
2,093



Down -19%  
Vs. Year Ago

## Median Sale Price

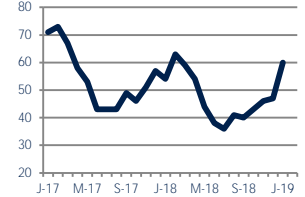
\$309,950



Up 12%  
Vs. Year Ago

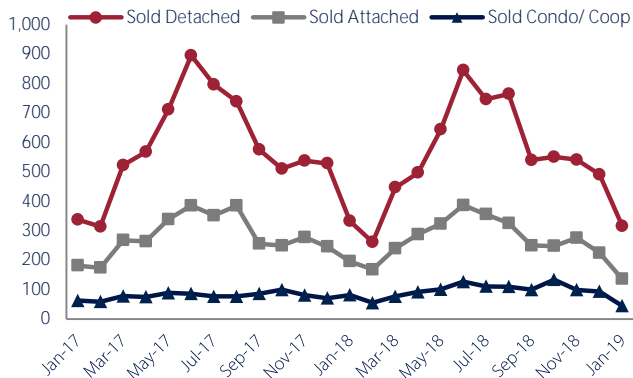
## Days On Market

60



Up 11%  
Vs. Year Ago

## Units Sold\*



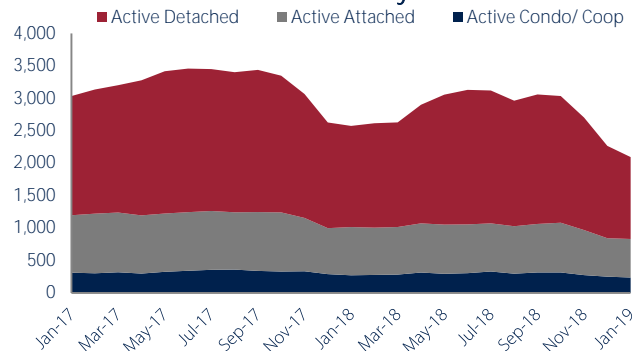
## Units Sold

There was a decrease in total units sold in January, with 497 sold this month in Montgomery County. This month's total units sold was lower than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 481 units or 19%. The total number of active inventory this January was 2,093 compared to 2,574 in January 2018. This month's total of 2,093 is lower than the previous month's total supply of available inventory of 2,266, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Montgomery County Homes was \$277,100. This January, the median sale price was \$309,950, an increase of 12% or \$32,850 compared to last year. The current median sold price is 9% higher 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.



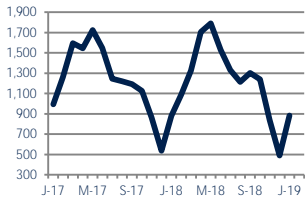
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





### New Listings

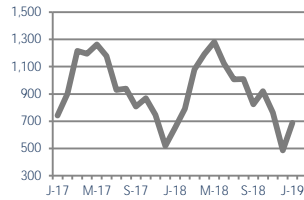
882



No Change  
Vs. Year Ago

### Current Contracts

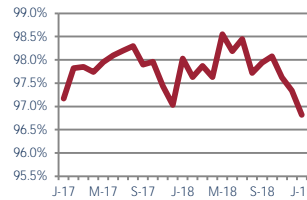
689



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

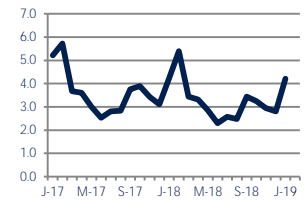
96.8%



Down -1.2%  
Vs. Year Ago

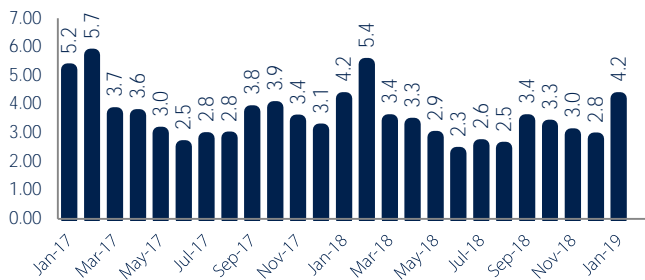
### Months of Supply

4.2



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

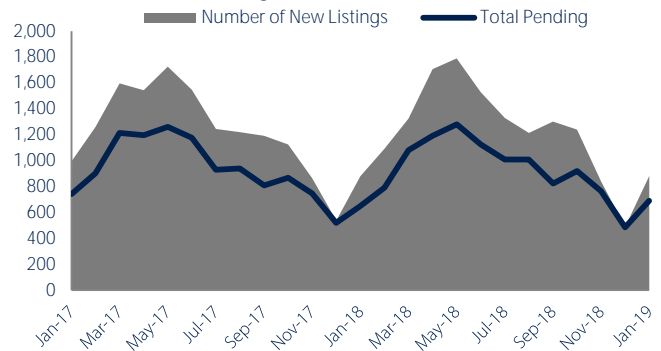
In January, there was 4.2 months of supply available in Montgomery County. The amount of supply is similar compared to a year ago.

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.

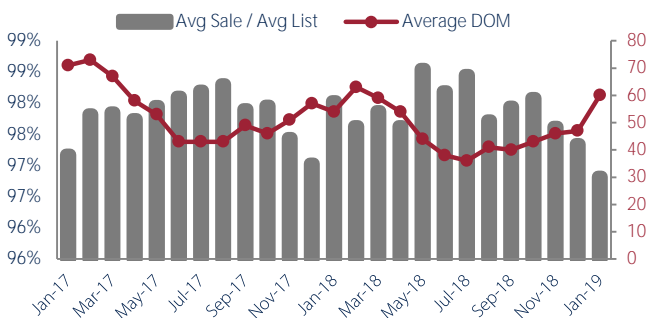
### New Listings & Current Contracts

This month there were 882 homes newly listed for sale in Montgomery County, which is similar to the amount in January 2018. There were 689 current contracts pending sale this January compared to 651 a year ago. The number of current contracts is 6% 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 Montgomery County was 96.8% of the average list price, which is 1.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 54, an increase of 11%.



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