



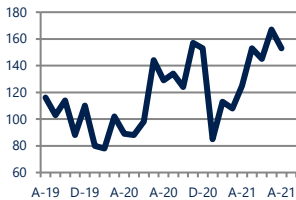
## Focus On: Germantown Housing Market

August 2021

Zip Code(s): 20874 and 20876

### Units Sold

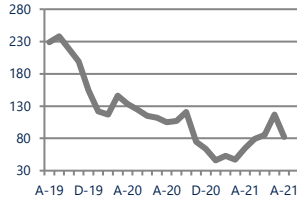
153



Up 19%  
Vs. Year Ago

### Active Inventory

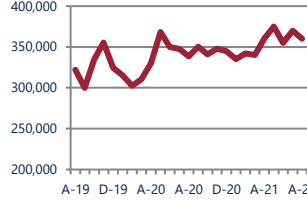
82



Down -22%  
Vs. Year Ago

### Median Sale Price

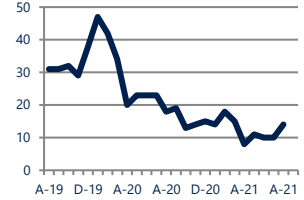
\$360,000



Up 6%  
Vs. Year Ago

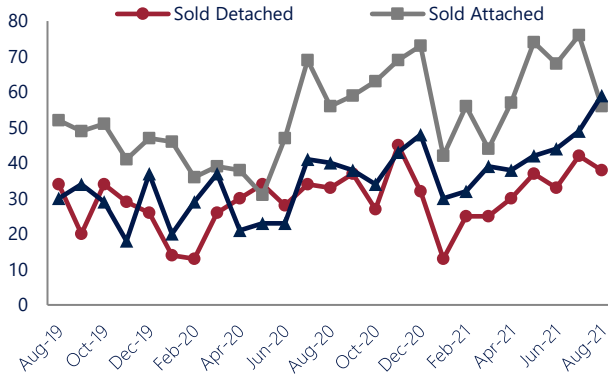
### Days On Market

14



Down -22%  
Vs. Year Ago

### Units Sold\*



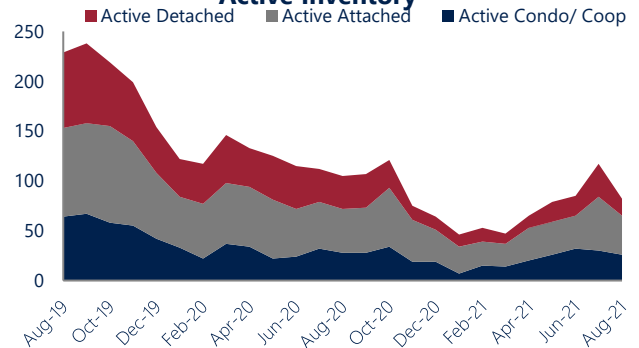
### Units Sold

There was a decrease in total units sold in August, with 153 sold this month in Germantown versus 167 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 19% versus August 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 22%. The total number of active inventory this August was 82 compared to 105 in August 2020. This month's total of 82 is lower than the previous month's total supply of available inventory of 117, a decrease of 30%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Germantown Homes was \$338,500. This August, the median sale price was \$360,000, an increase of 6% or \$21,500 compared to last year. The current median sold price is 3% lower than in July.

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

Germantown are defined as properties listed in zip code/s 20874 and 20876.

\*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.





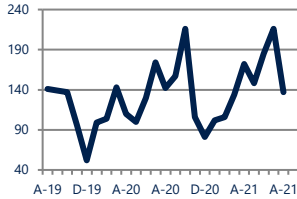
## Focus On: Germantown Housing Market

August 2021

Zip Code(s): 20874 and 20876

### New Listings

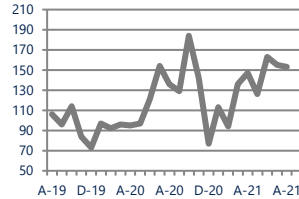
137



Down -4%  
Vs. Year Ago

### Current Contracts

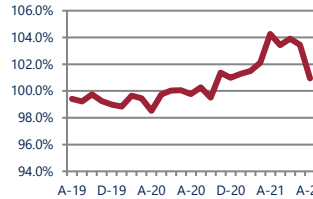
153



Up 13%  
Vs. Year Ago

### Sold Vs. List Price

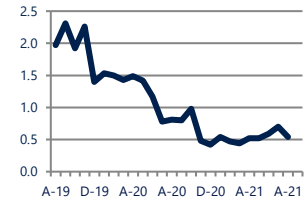
100.9%



Up 1.2%  
Vs. Year Ago

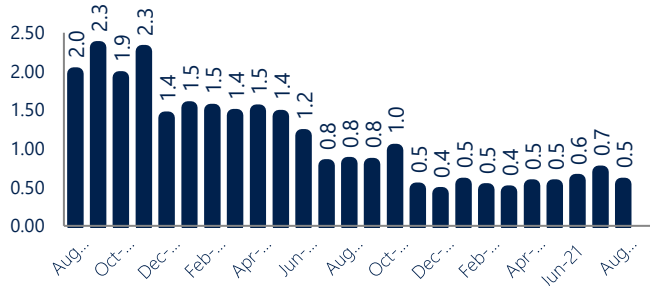
### Months of Supply

0.5



Down -33%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Germantown compared to 142 in August 2020, a decrease of 4%.

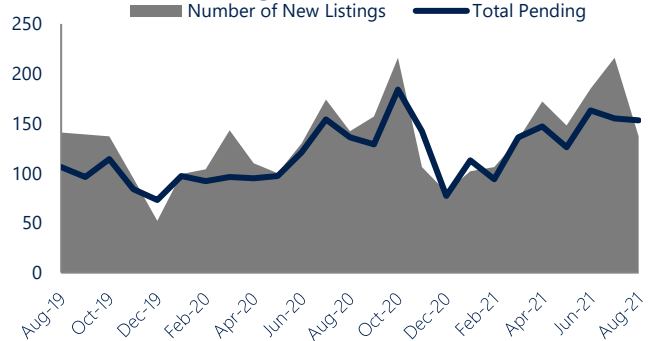
There were 153 current contracts pending sale this August compared to 136 a year ago. The number of current contracts is 13% higher than last August.

### Months of Supply

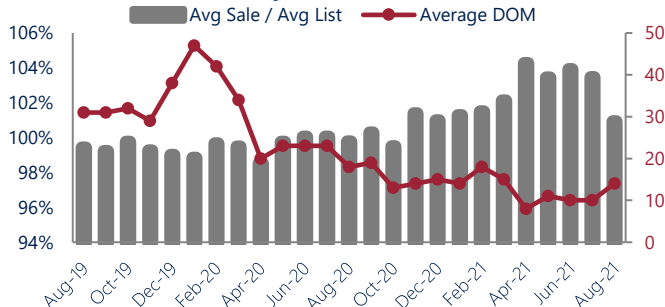
In August, there was 0.5 months of supply available in Germantown, compared to 0.8 in August 2020. That is a decrease of 34% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Germantown was 100.9% 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 14, lower than the average last year, which was 18, a decrease of 22%.



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