

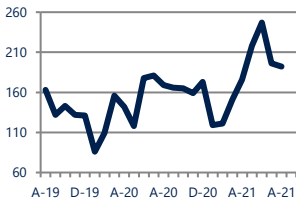


Focus On: Rockville Housing Market

August 2021

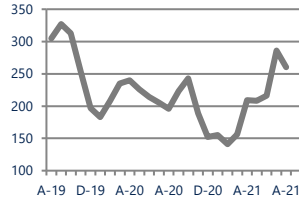
Zip Code(s): 20850, 20851, 20852, 20853 and 20896

Units Sold
192



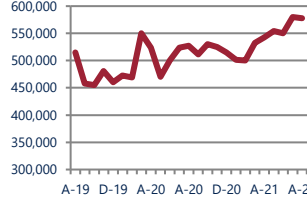
Up 14%
Vs. Year Ago

Active Inventory
260



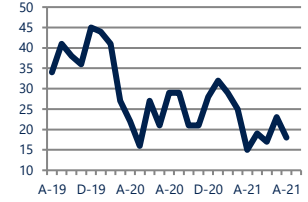
Up 33%
Vs. Year Ago

Median Sale Price
\$577,500



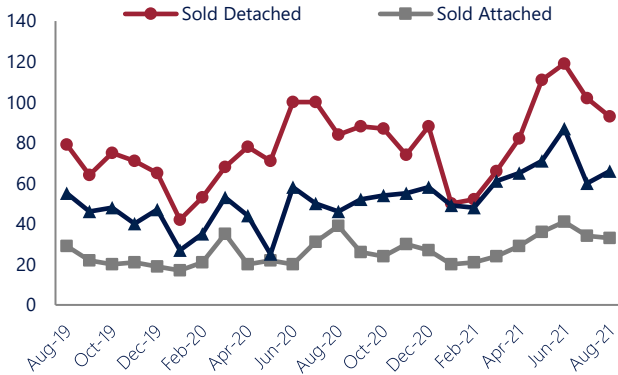
Up 9%
Vs. Year Ago

Days On Market
18



Down -38%
Vs. Year Ago

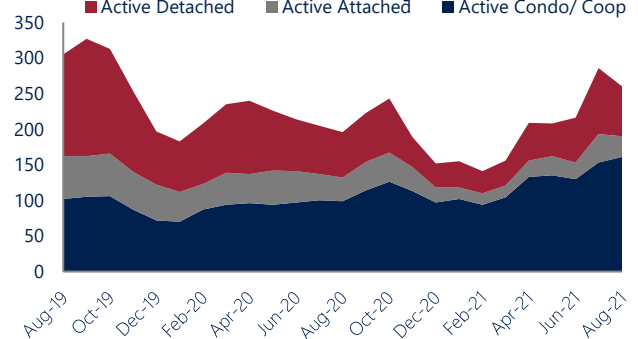
Units Sold*



Units Sold

There was a decrease in total units sold in August, with 192 sold this month in Rockville versus 196 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 14% versus August 2020.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 64 units or 33%. The total number of active inventory this August was 260 compared to 196 in August 2020. This month's total of 260 is lower than the previous month's total supply of available inventory of 286, a decrease of 9%.

Median Sale Price



Median Sale Price

Last August, the median sale price for Rockville Homes was \$527,500. This August, the median sale price was \$577,500, an increase of 9% or \$50,000 compared to last year. The current median sold price is approximately the same as the median price in July.

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 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.





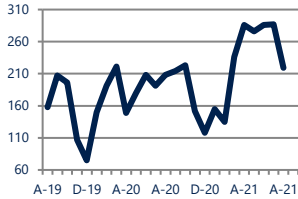
Focus On: Rockville Housing Market

August 2021

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

New Listings

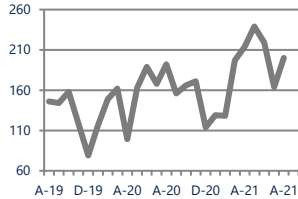
219



Up 5%
Vs. Year Ago

Current Contracts

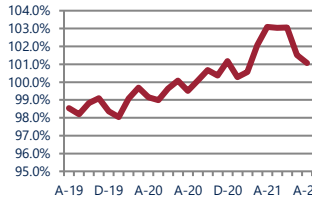
200



Up 4%
Vs. Year Ago

Sold Vs. List Price

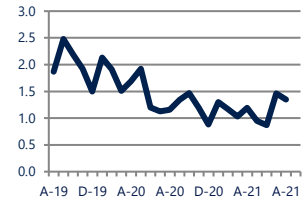
101.1%



Up 1.6%
Vs. Year Ago

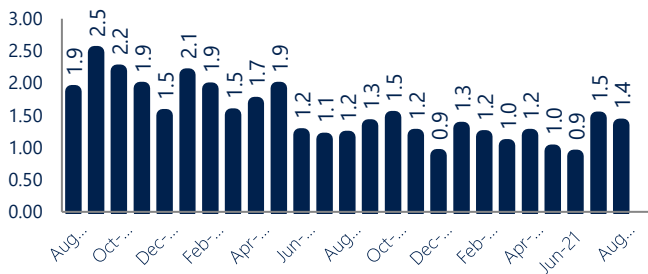
Months of Supply

1.4



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

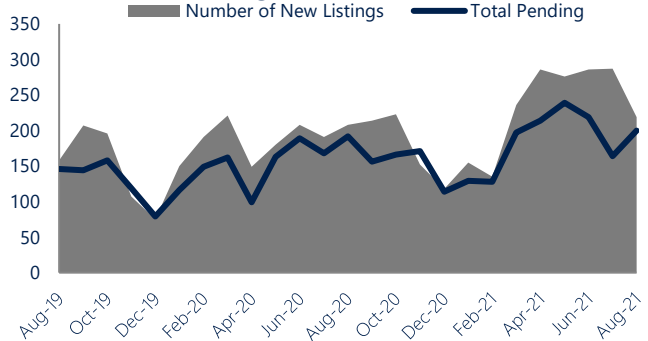
In August, there was 1.4 months of supply available in Rockville, compared to 1.2 in August 2020. That is an increase of 17% versus a year ago.

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.

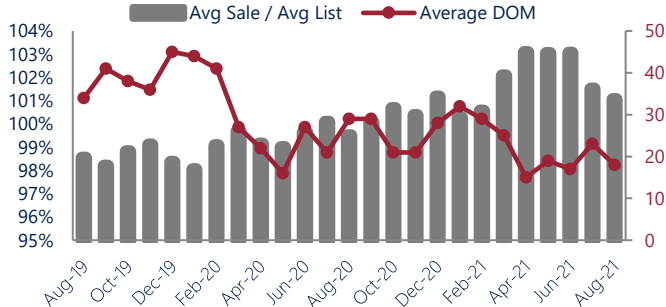
New Listings & Current Contracts

This month there were 219 homes newly listed for sale in Rockville compared to 208 in August 2020, an increase of 5%. There were 200 current contracts pending sale this August compared to 192 a year ago. The number of current contracts is 4% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Rockville was 101.1% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 29, a decrease of 38%.



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