

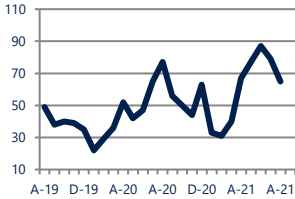


Focus On: Potomac Falls Housing Market

August 2021

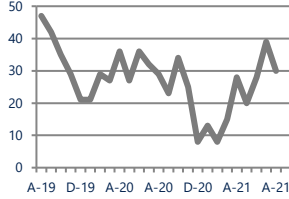
Zip Code(s): 20165

Units Sold
65



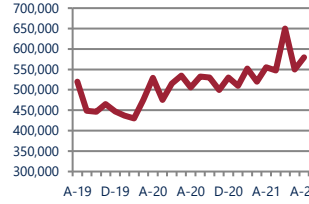
Down -16%
Vs. Year Ago

Active Inventory
30



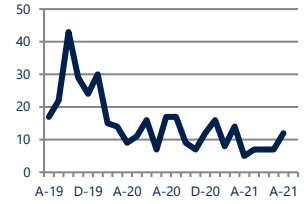
Up 3%
Vs. Year Ago

Median Sale Price
\$579,900



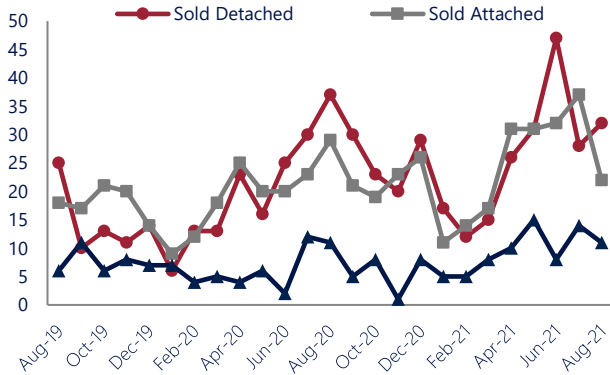
Up 15%
Vs. Year Ago

Days On Market
12



Down -29%
Vs. Year Ago

Units Sold*



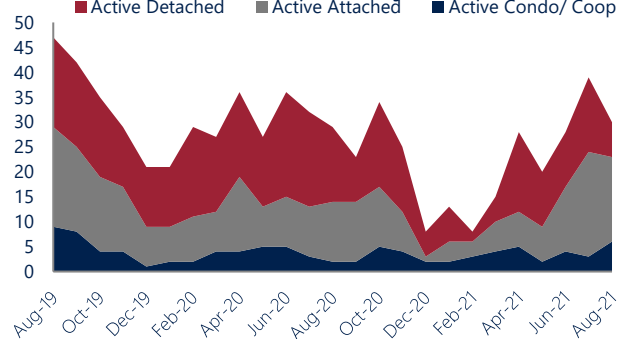
Units Sold

There was a decrease in total units sold in August, with 65 sold this month in Potomac Falls versus 79 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 16% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 3%. The total number of active inventory this August was 30 compared to 29 in August 2020. This month's total of 30 is lower than the previous month's total supply of available inventory of 39, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Potomac Falls Homes was \$505,505. This August, the median sale price was \$579,900, an increase of 15% or \$74,395 compared to last year. The current median sold price is 5% higher 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.

Potomac Falls are defined as properties listed in zip code/s 20165.

*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.





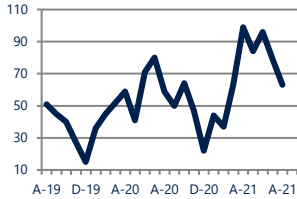
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August 2021

Zip Code(s): 20165

New Listings

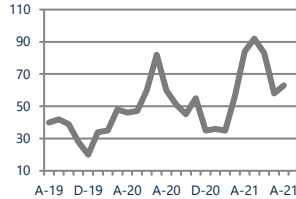
63



Up 7%
Vs. Year Ago

Current Contracts

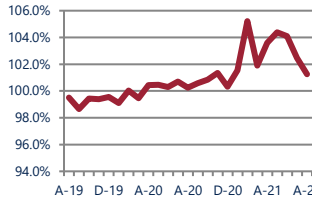
63



Up 5%
Vs. Year Ago

Sold Vs. List Price

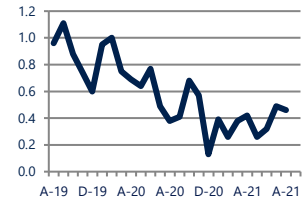
101.3%



Up 1%
Vs. Year Ago

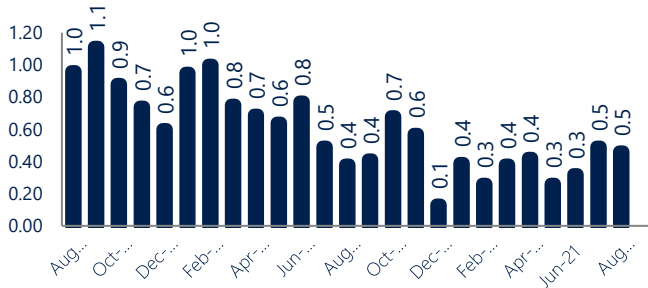
Months of Supply

0.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

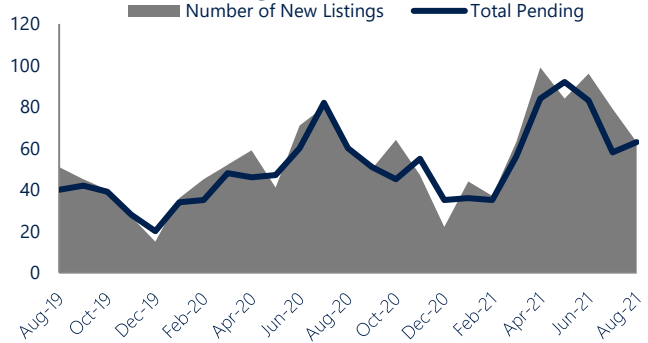
In August, there was 0.5 months of supply available in Potomac Falls. The amount of supply is similar compared to a year ago.

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.

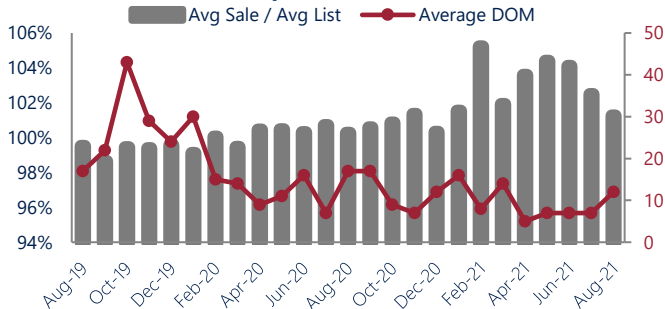
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Potomac Falls compared to 59 in August 2020, an increase of 7%. There were 63 current contracts pending sale this August compared to 60 a year ago. The number of current contracts is 5% 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 Potomac Falls was 101.3% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 17, a decrease of 29%.

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