

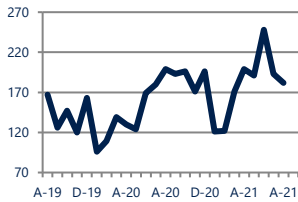


Focus On: Gaithersburg Housing Market

August 2021

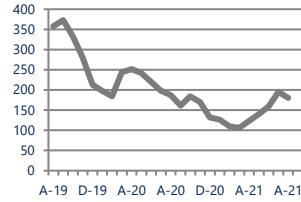
Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

Units Sold 182



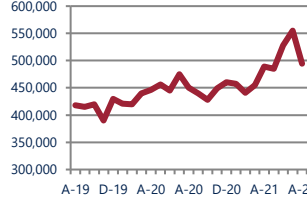
Down -9%
Vs. Year Ago

Active Inventory 180



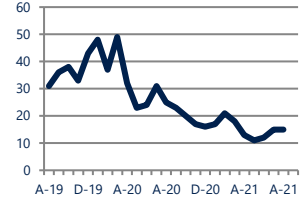
Down -4%
Vs. Year Ago

Median Sale Price \$494,500



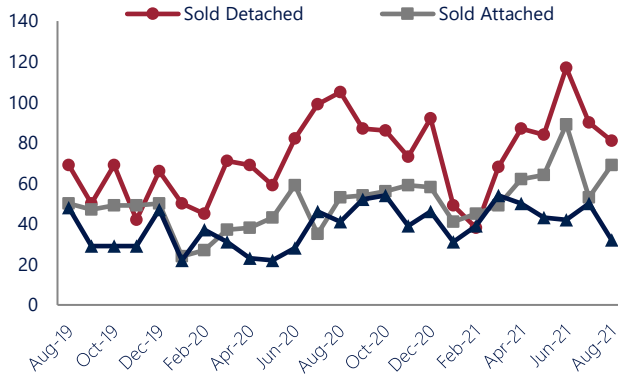
Up 10%
Vs. Year Ago

Days On Market 15



Down -40%
Vs. Year Ago

Units Sold*



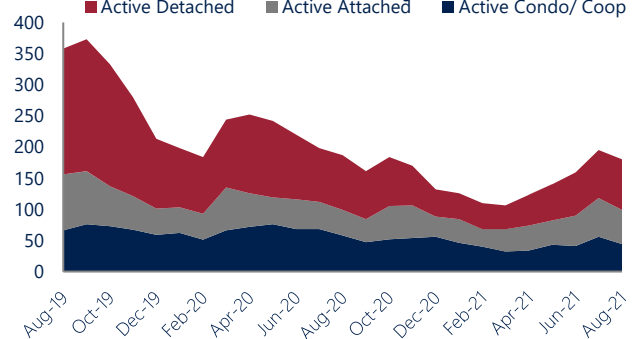
Units Sold

There was a decrease in total units sold in August, with 182 sold this month in Gaithersburg versus 193 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 9% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this August was 180 compared to 187 in August 2020. This month's total of 180 is lower than the previous month's total supply of available inventory of 195, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Gaithersburg Homes was \$450,000. This August, the median sale price was \$494,500, an increase of 10% or \$44,500 compared to last year. The current median sold price is 11% 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.

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*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.





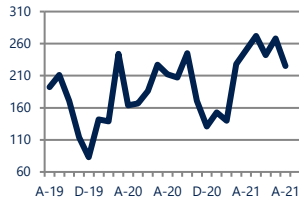
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August 2021

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New Listings

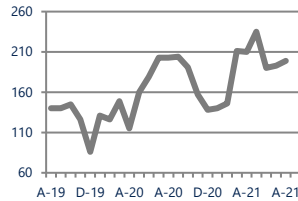
225



Up 6%
Vs. Year Ago

Current Contracts

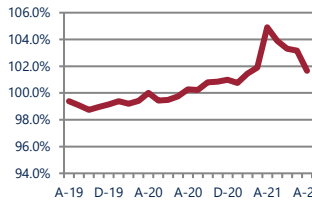
199



Down -2%
Vs. Year Ago

Sold Vs. List Price

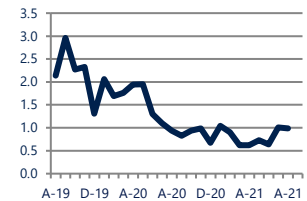
101.7%



Up 1.4%
Vs. Year Ago

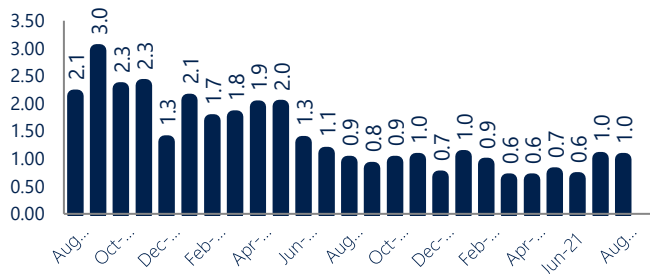
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In August, there was 1.0 months of supply available in Gaithersburg. The amount of supply is similar compared to a year ago.

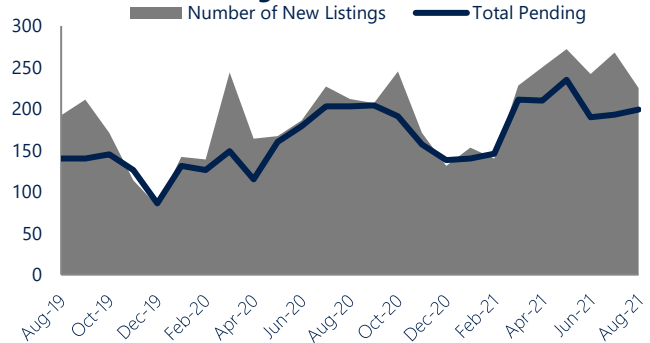
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

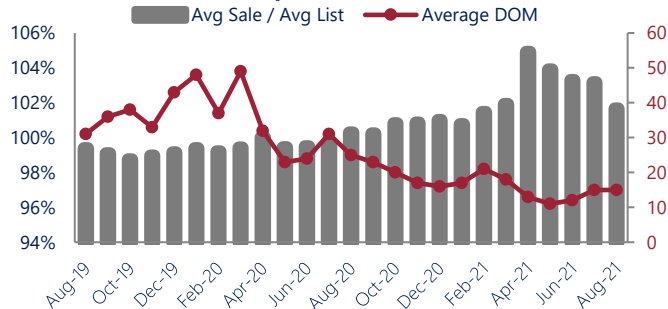
This month there were 225 homes newly listed for sale in Gaithersburg compared to 212 in August 2020, an increase of 6%.

There were 199 current contracts pending sale this August compared to 203 a year ago. The number of current contracts is 2% lower 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 Gaithersburg was 101.7% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 25, a decrease of 40%.



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