

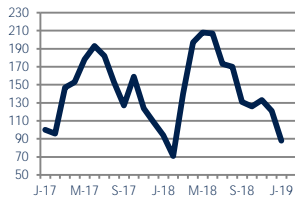
Focus On: Gaithersburg Housing Market

January 2019

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

Units Sold

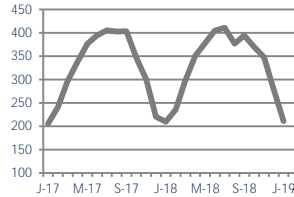
88



Down -6%
Vs. Year Ago

Active Inventory

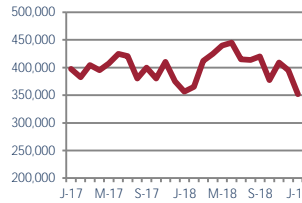
211



No Change
Vs. Year Ago

Median Sale Price

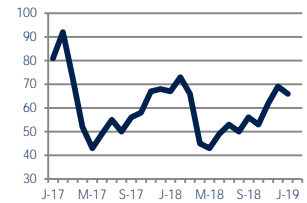
\$352,000



Down -1%
Vs. Year Ago

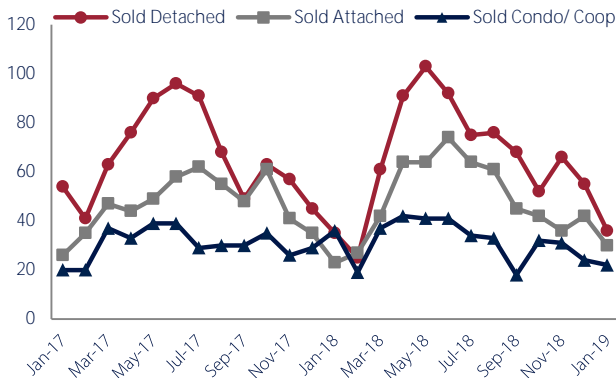
Days On Market

66



Down -1%
Vs. Year Ago

Units Sold*



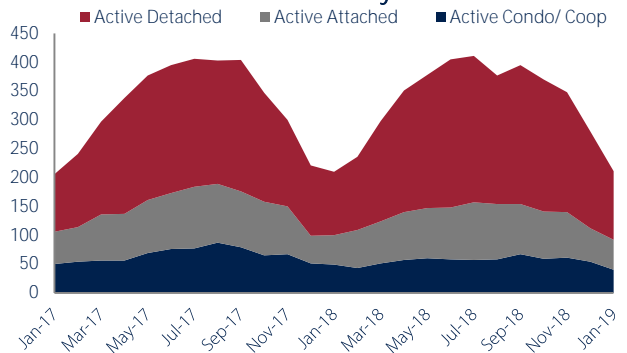
Units Sold

There was a decrease in total units sold in January, with 88 sold this month in Gaithersburg versus 121 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 6% versus January 2018.

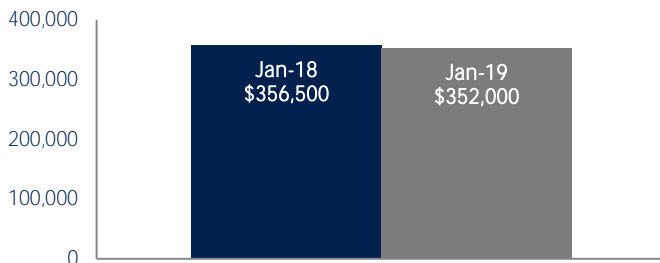
Active Inventory

The total number of homes available this month is 211 units, which is similar compared to a year ago. This month's total of 211 is lower than the previous month's total supply of available inventory of 280, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Gaithersburg Homes was \$356,500. This January, the median sale price was \$352,000, a decrease of 1% or \$4,500 compared to last year. The current median sold price is 11% lower 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.

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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.



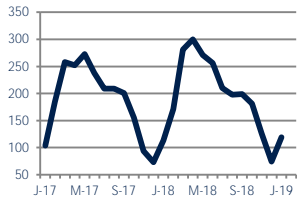
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New Listings

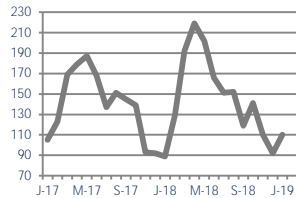
119



Up 5%
Vs. Year Ago

Current Contracts

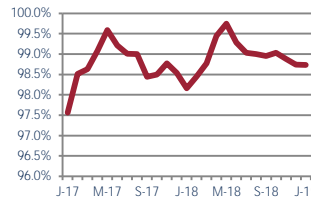
110



Up 24%
Vs. Year Ago

Sold Vs. List Price

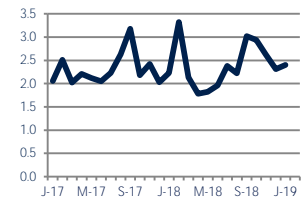
98.7%



Up 0.6%
Vs. Year Ago

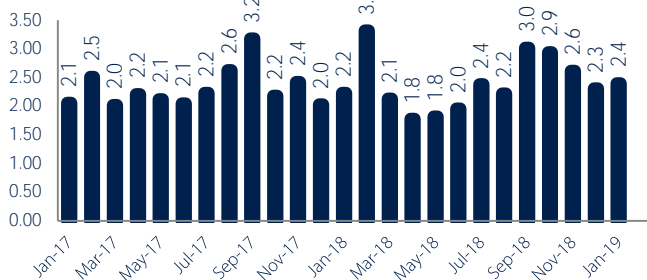
Months of Supply

2.4



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

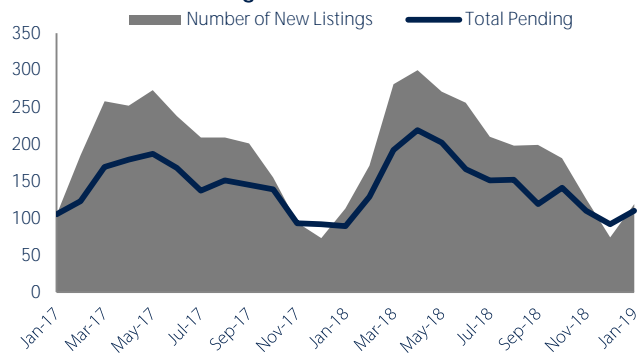
In January, there was 2.4 months of supply available in Gaithersburg, compared to 2.2 in January 2018. That is an increase of 7% versus a year ago.

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.

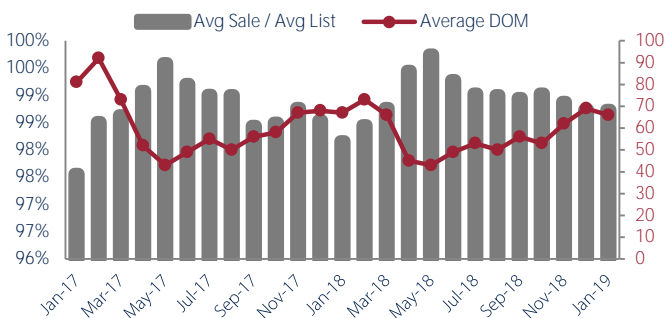
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Gaithersburg compared to 113 in January 2018, an increase of 5%. There were 110 current contracts pending sale this January compared to 89 a year ago. The number of current contracts is 24% 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 Gaithersburg was 98.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 66, lower than the average last year, which was 67, a decrease of 1%.



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