



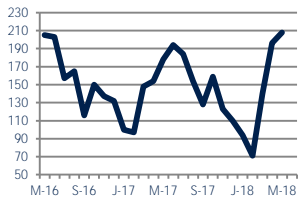
Focus On: Gaithersburg Housing Market

May 2018

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

Units Sold

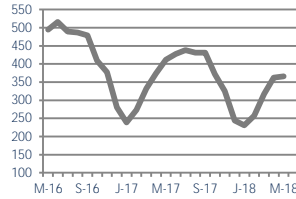
208



Up 17%
Vs. Year Ago

Active Inventory

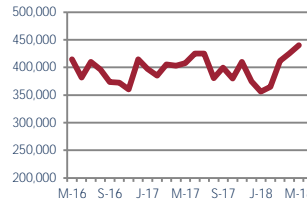
366



Down -11%
Vs. Year Ago

Median Sale Price

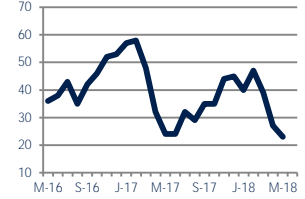
\$439,950



Up 8%
Vs. Year Ago

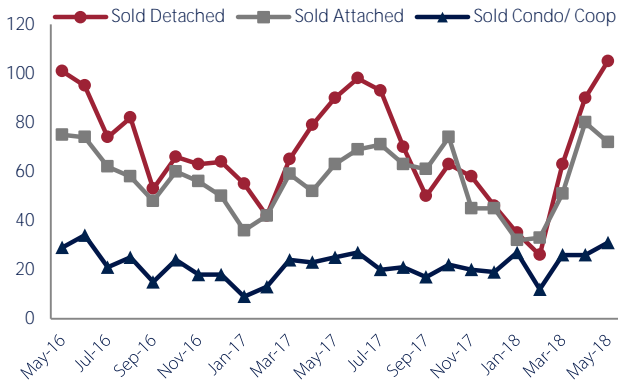
Days On Market

23



Down -4%
Vs. Year Ago

Units Sold*



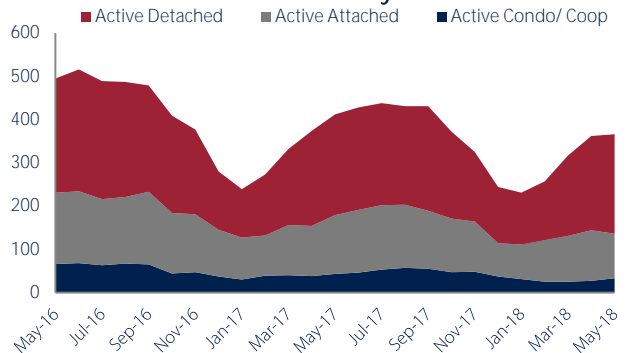
Units Sold

There was an increase in total units sold in May, with 208 sold this month in Gaithersburg versus 196 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 17% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 11%. The total number of active inventory this May was 366 compared to 412 in May 2017. This month's total of 366 is higher than the previous month's total supply of available inventory of 362, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Gaithersburg Homes was \$407,500. This May, the median sale price was \$439,950, an increase of 8% or \$32,450 compared to last year. The current median sold price is 4% higher than in April.

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



Gaithersburg are defined as properties listed in zip code/s 20877, 20878, 20879, 20882, 20880 and 20899.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





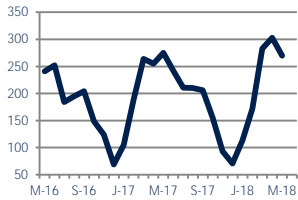
Focus On: Gaithersburg Housing Market

May 2018

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

New Listings

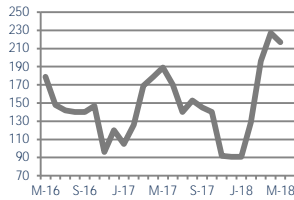
270



Down -2%
Vs. Year Ago

Current Contracts

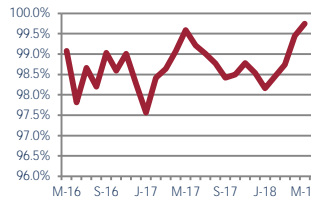
217



Up 15%
Vs. Year Ago

Sold Vs. List Price

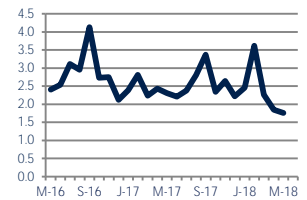
99.8%



No Change
Vs. Year Ago

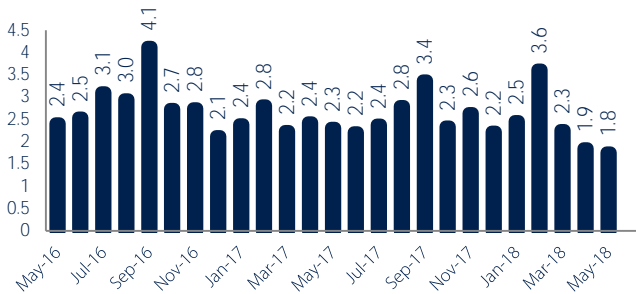
Months of Supply

1.8



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

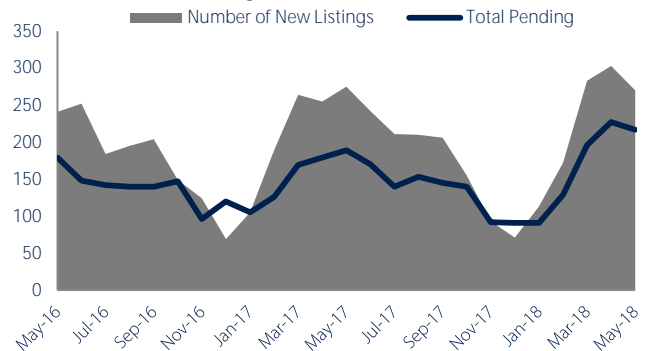
In May, there was 1.8 months of supply available in Gaithersburg, compared to 2.3 in May 2017. That is a decrease of 24% versus a year ago.

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.

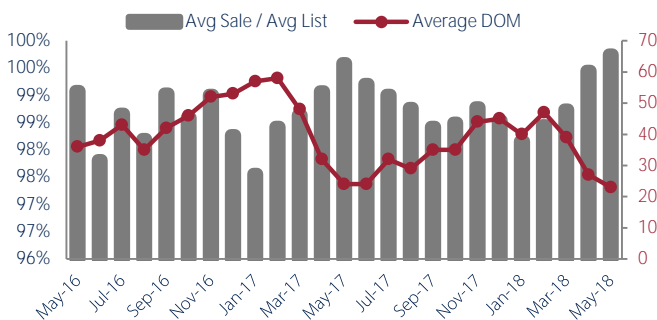
New Listings & Current Contracts

This month there were 270 homes newly listed for sale in Gaithersburg compared to 275 in May 2017, a decrease of 2%. There were 217 current contracts pending sale this May compared to 189 a year ago. The number of current contracts is 15% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Gaithersburg was 99.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 24, a decrease of 4%.



Gaithersburg are defined as properties listed in zip code/s 20877, 20878, 20879, 20882, 20880 and 20899.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

