

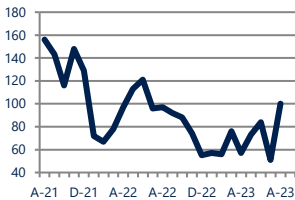


Focus On: Germantown Housing Market

August 2023

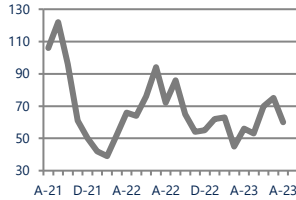
Zip Code(s): 20874 and 20876

Units Sold
100



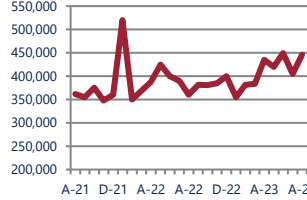
Up 3%
Vs. Year Ago

Active Inventory
60



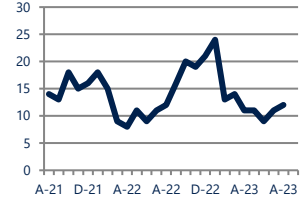
Down -17%
Vs. Year Ago

Median Sale Price
\$446,250



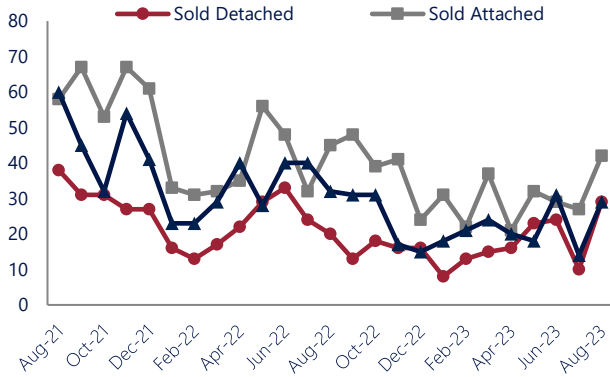
Up 24%
Vs. Year Ago

Days On Market
12



No Change
Vs. Year Ago

Units Sold*



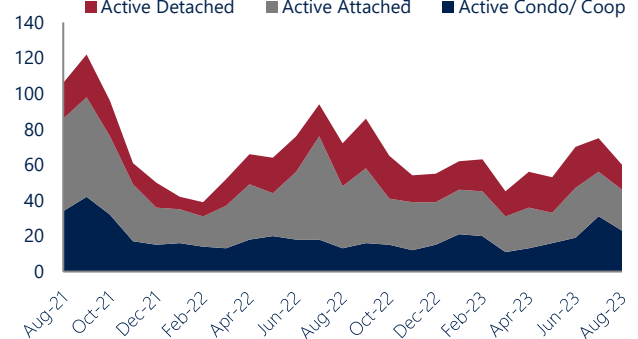
Units Sold

There was an increase in total units sold in August, with 100 sold this month in Germantown. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 17%. The total number of active inventory this August was 60 compared to 72 in August 2022. This month's total of 60 is lower than the previous month's total supply of available inventory of 75, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Germantown Homes was \$360,000. This August, the median sale price was \$446,250, an increase of 24% or \$86,250 compared to last year. The current median sold price is 10% 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.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

*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.





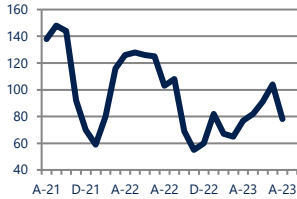
Focus On: Germantown Housing Market

August 2023

Zip Code(s): 20874 and 20876

New Listings

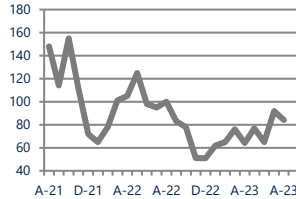
78



Down -24%
Vs. Year Ago

Current Contracts

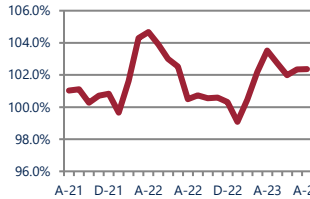
84



Down -16%
Vs. Year Ago

Sold Vs. List Price

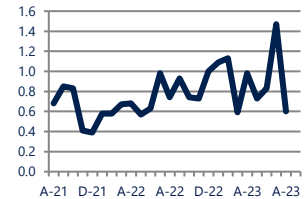
102.4%



Up 1.9%
Vs. Year Ago

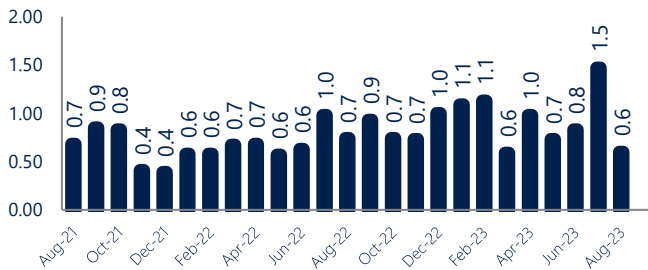
Months of Supply

0.6



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

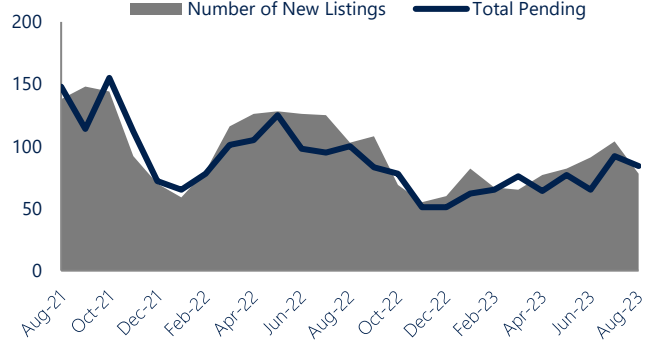
In August, there was 0.6 months of supply available in Germantown, compared to 0.7 in August 2022. That is a decrease of 19% versus a year ago.

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.

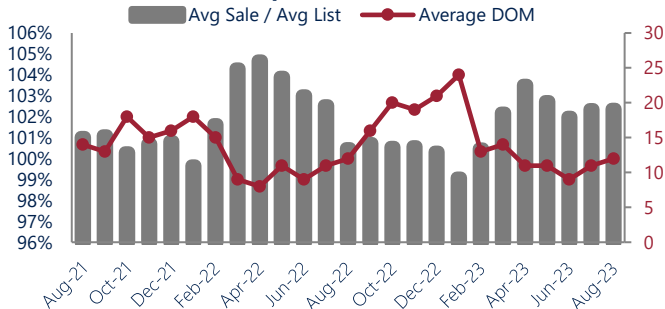
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Germantown compared to 103 in August 2022, a decrease of 24%. There were 84 current contracts pending sale this August compared to 100 a year ago. The number of current contracts is 16% 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 Germantown was 102.4% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, which is similar compared to a year ago.



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