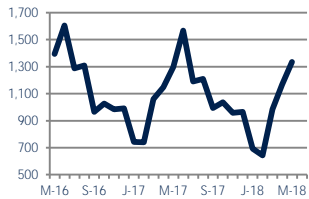


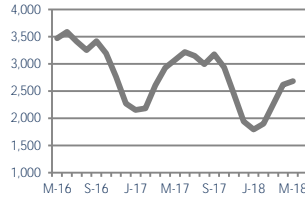


Units Sold
1,334



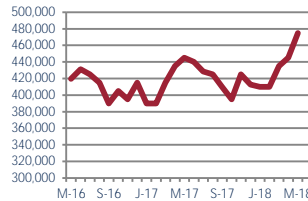
Up 3%
Vs. Year Ago

Active Inventory
2,685



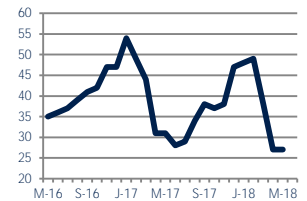
Down -13%
Vs. Year Ago

Median Sale Price
\$475,000



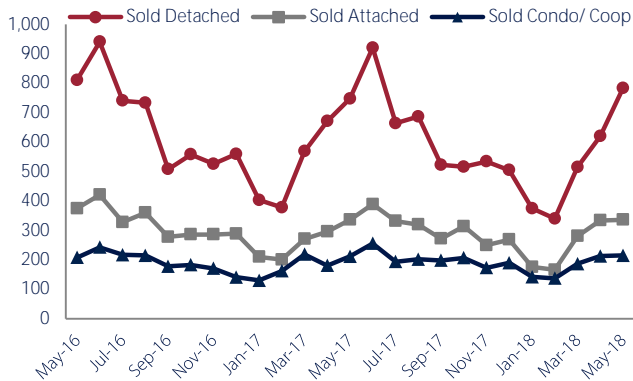
Up 7%
Vs. Year Ago

Days On Market
27



Down -13%
Vs. Year Ago

Units Sold*



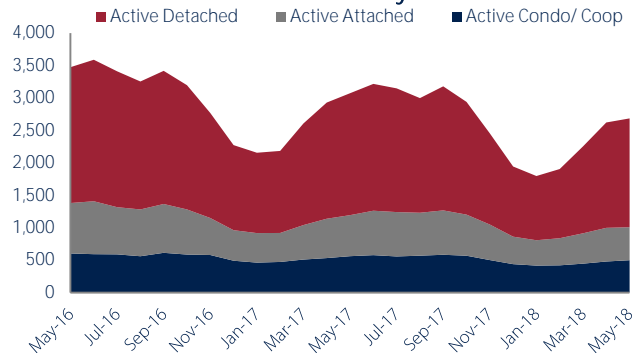
Units Sold

There was an increase in total units sold in May, with 1,334 sold this month in Montgomery County versus 1,167 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 3% versus May 2017.

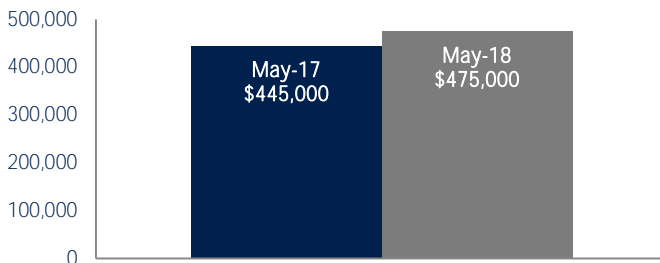
Active Inventory

Versus last year, the total number of homes available this month is lower by 388 units or 13%. The total number of active inventory this May was 2,685 compared to 3,073 in May 2017. This month's total of 2,685 is higher than the previous month's total supply of available inventory of 2,622, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Montgomery County Homes was \$445,000. This May, the median sale price was \$475,000, an increase of 7% or \$30,000 compared to last year. The current median sold price is 7% 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.



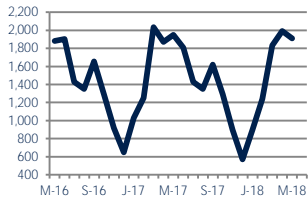
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.





New Listings

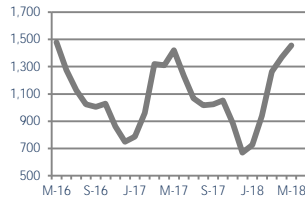
1,911



Down -2%
Vs. Year Ago

Current Contracts

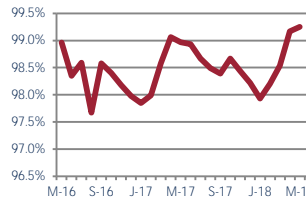
1,457



Up 3%
Vs. Year Ago

Sold Vs. List Price

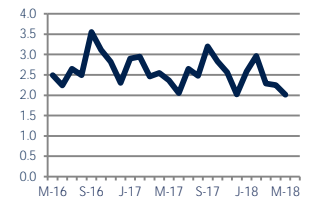
99.3%



No Change
Vs. Year Ago

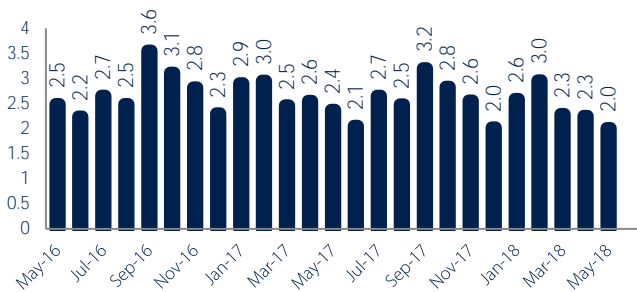
Months of Supply

2.0



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

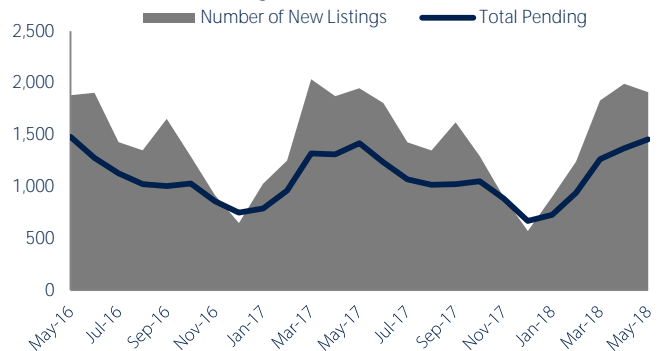
In May, there was 2.0 months of supply available in Montgomery County, compared to 2.4 in May 2017. That is a decrease of 15% versus a year ago.

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.

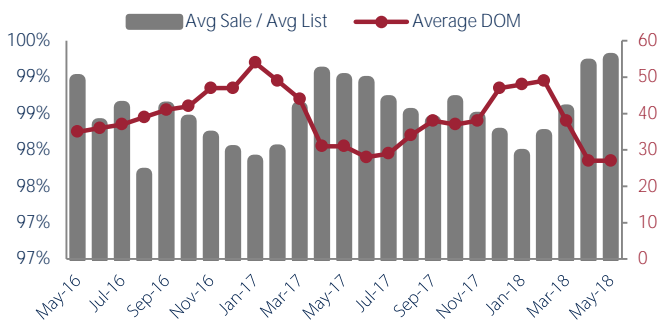
New Listings & Current Contracts

This month there were 1,911 homes newly listed for sale in Montgomery County compared to 1,949 in May 2017, a decrease of 2%. There were 1,457 current contracts pending sale this May compared to 1,420 a year ago. The number of current contracts is 3% 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 Montgomery County was 99.3% 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 27, lower than the average last year, which was 31, a decrease of 13%.



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