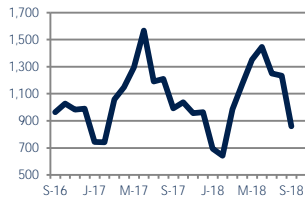
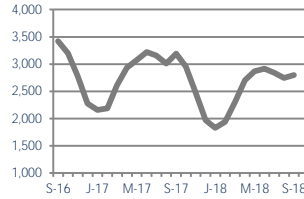


Units Sold 860



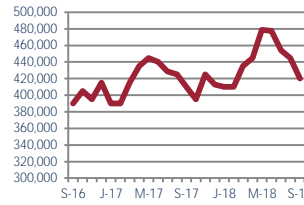
Down -13%
Vs. Year Ago

Active Inventory 2,797



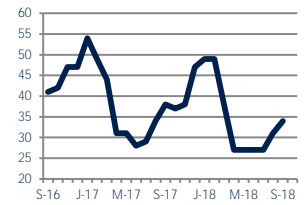
Down -12%
Vs. Year Ago

Median Sale Price \$420,000



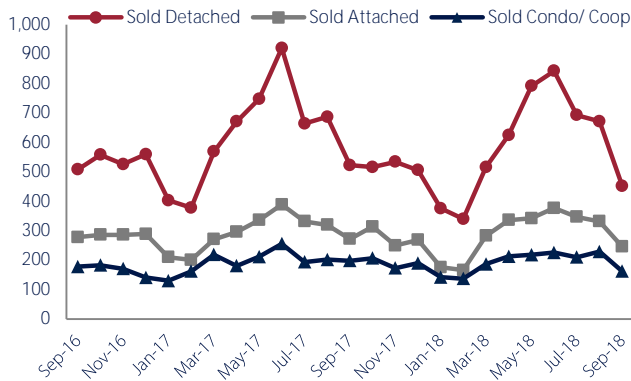
Up 2%
Vs. Year Ago

Days On Market 34



Down -11%
Vs. Year Ago

Units Sold*



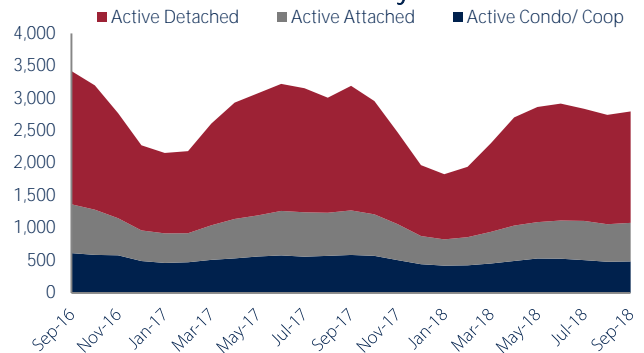
Units Sold

There was a decrease in total units sold in September, with 860 sold this month in Montgomery County versus 1,233 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2017.

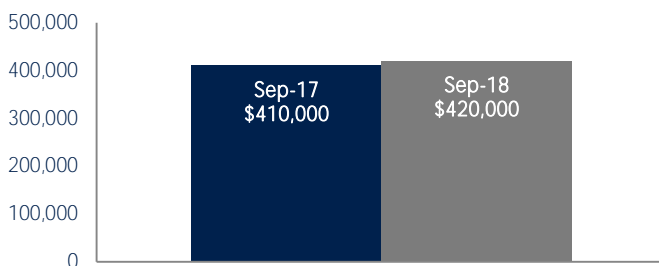
Active Inventory

Versus last year, the total number of homes available this month is lower by 395 units or 12%. The total number of active inventory this September was 2,797 compared to 3,192 in September 2017. This month's total of 2,797 is higher than the previous month's total supply of available inventory of 2,744, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Montgomery County Homes was \$410,000. This September, the median sale price was \$420,000, an increase of 2% or \$10,000 compared to last year. The current median sold price is 6% lower than in August.

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



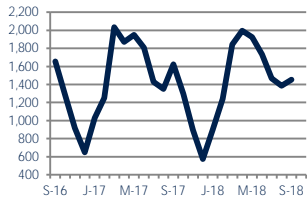
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

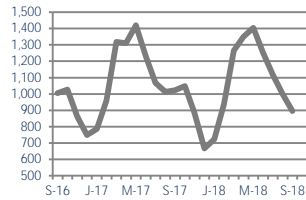
1,454



Down -10%
Vs. Year Ago

Current Contracts

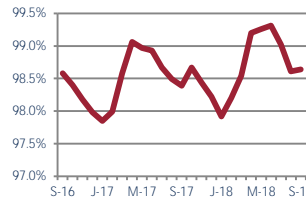
896



Down -12%
Vs. Year Ago

Sold Vs. List Price

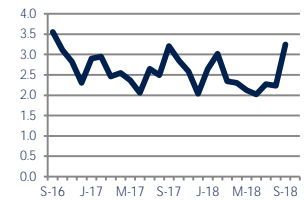
98.6%



No Change
Vs. Year Ago

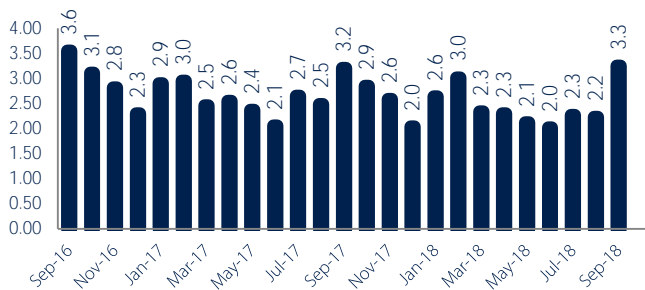
Months of Supply

3.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

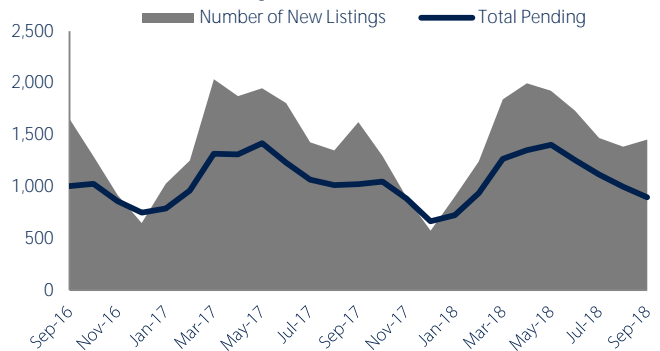
In September, there was 3.3 months of supply available in Montgomery County. The amount of supply is similar compared to a year ago.

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.

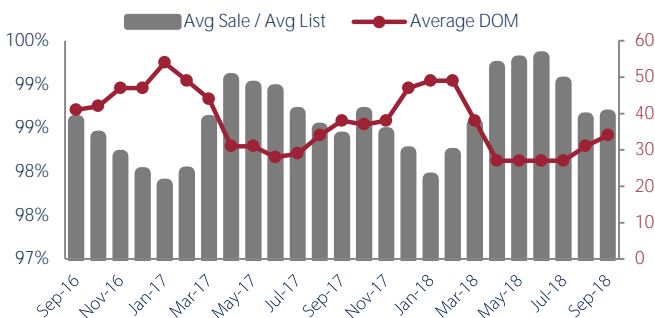
New Listings & Current Contracts

This month there were 1,454 homes newly listed for sale in Montgomery County compared to 1,622 in September 2017, a decrease of 10%. There were 896 current contracts pending sale this September compared to 1,023 a year ago. The number of current contracts is 12% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Montgomery County was 98.6% 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 34, lower than the average last year, which was 38, a decrease of 11%.



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