



The Long & Foster Market Minute™

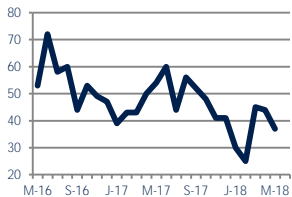
Focus On: **Montgomery Village Housing Market**

May 2018

Zip Code(s): 20886

Units Sold

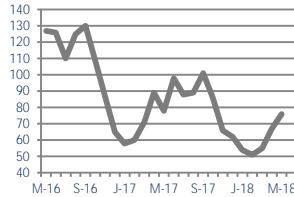
37



Down -31%
Vs. Year Ago

Active Inventory

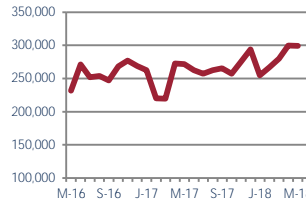
76



Down -3%
Vs. Year Ago

Median Sale Price

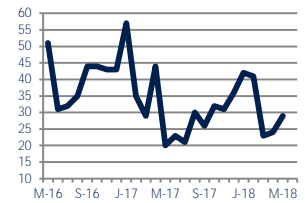
\$299,000



Up 10%
Vs. Year Ago

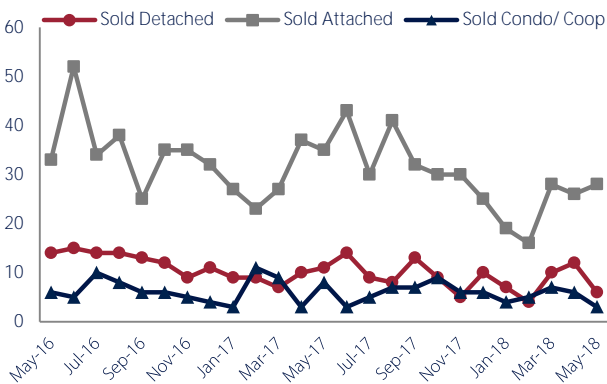
Days On Market

29



Up 45%
Vs. Year Ago

Units Sold*



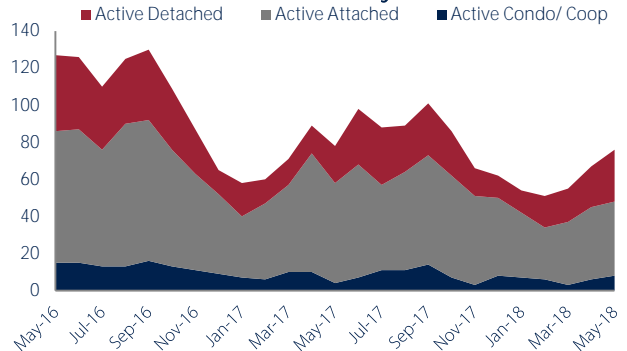
Units Sold

There was a decrease in total units sold in May, with 37 sold this month in Montgomery Village versus 44 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 31% versus May 2017.

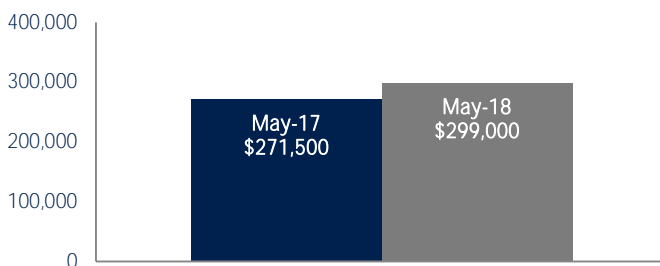
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 3%. The total number of active inventory this May was 76 compared to 78 in May 2017. This month's total of 76 is higher than the previous month's total supply of available inventory of 67, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Montgomery Village Homes was \$271,500. This May, the median sale price was \$299,000, an increase of 10% or \$27,500 compared to last year. The current median sold price is approximately the same as the median price in April.

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



Montgomery Village are defined as properties listed in zip code/s 20886.

*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.





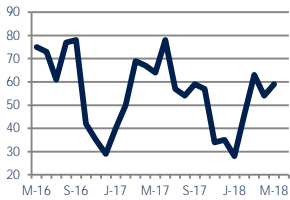
Focus On: Montgomery Village Housing Market

May 2018

Zip Code(s): 20886

New Listings

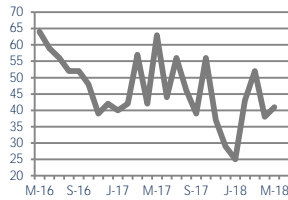
59



Down -8%
Vs. Year Ago

Current Contracts

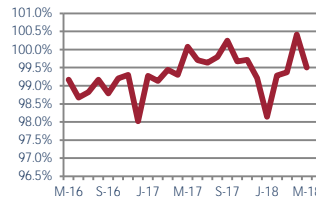
41



Down -35%
Vs. Year Ago

Sold Vs. List Price

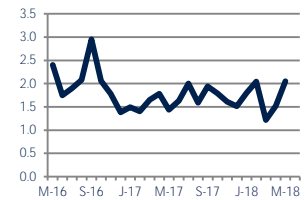
99.5%



Down -0.6%
Vs. Year Ago

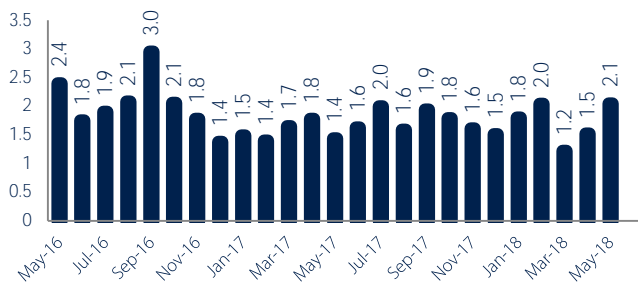
Months of Supply

2.1



Up 42%
Vs. Year Ago

Months Of Supply



Months of Supply

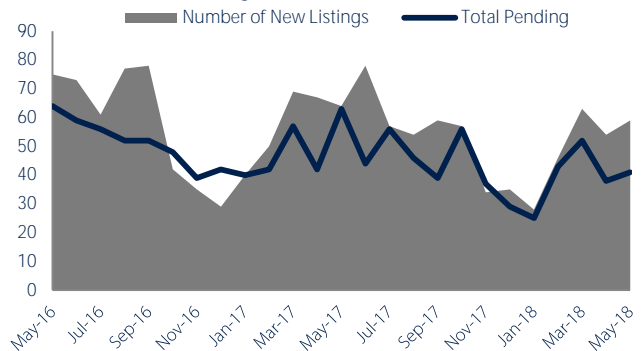
In May, there was 2.1 months of supply available in Montgomery Village, compared to 1.4 in May 2017. That is an increase of 42% versus a year ago.

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.

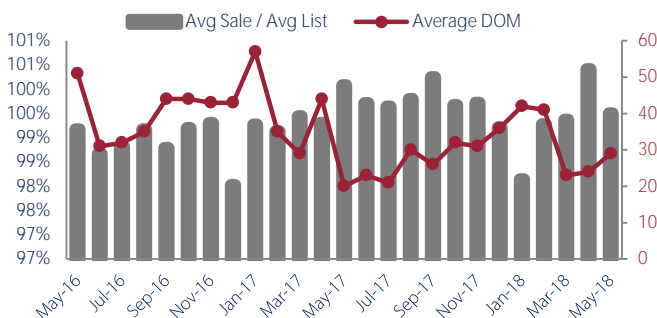
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Montgomery Village compared to 64 in May 2017, a decrease of 8%. There were 41 current contracts pending sale this May compared to 63 a year ago. The number of current contracts is 35% lower 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 Village was 99.5% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 20, an increase of 45%.



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