

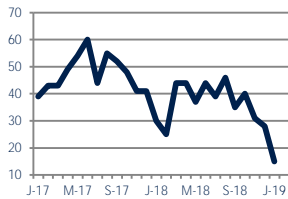
## Focus On: Montgomery Village Housing Market

January 2019

Zip Code(s): 20886

### Units Sold

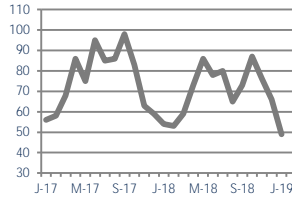
15



**Down**  
Vs. Year Ago

### Active Inventory

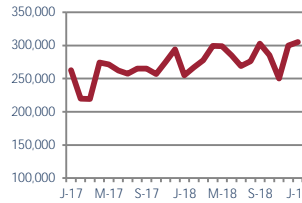
49



**Down -9%**  
Vs. Year Ago

### Median Sale Price

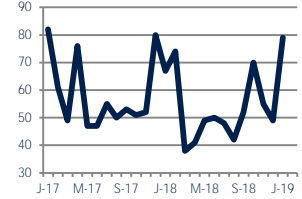
\$305,000



**Up 20%**  
Vs. Year Ago

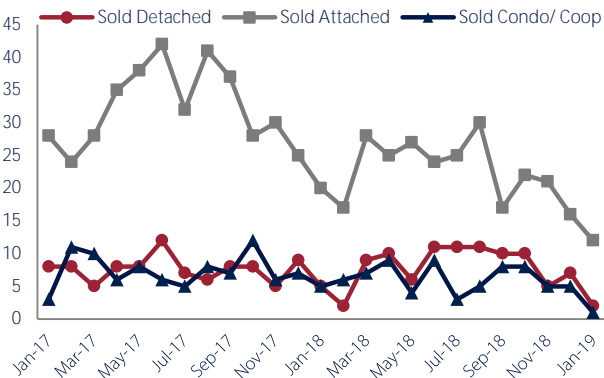
### Days On Market

79



**Up 18%**  
Vs. Year Ago

### Units Sold\*



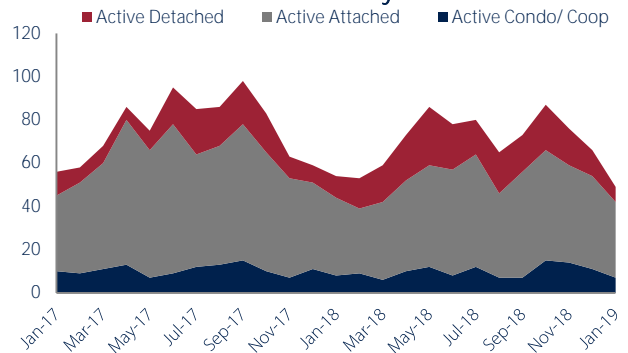
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 15 sold this month in Montgomery Village. This month's total units sold was lower than at this time last year, a decrease from January 2018.

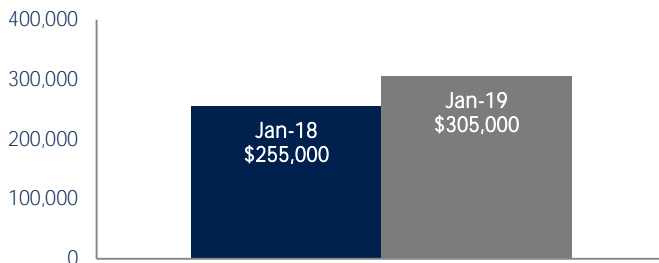
### Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 9%. The total number of active inventory this January was 49 compared to 54 in January 2018. This month's total of 49 is lower than the previous month's total supply of available inventory of 66, a decrease of 26%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Montgomery Village Homes was \$255,000. This January, the median sale price was \$305,000, an increase of 20% or \$50,000 compared to last year. The current median sold price is 2% higher than in December.

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 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.



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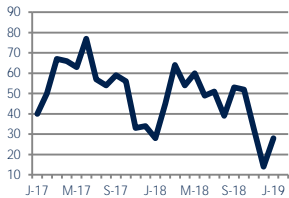
## Focus On: Montgomery Village Housing Market

January 2019

Zip Code(s): 20886

### New Listings

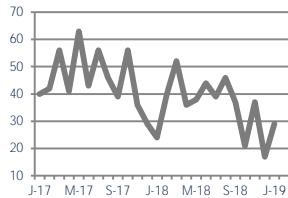
28



No Change  
Vs. Year Ago

### Current Contracts

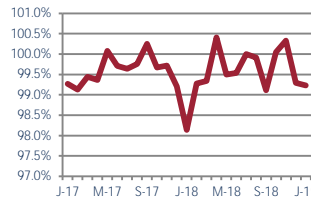
29



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

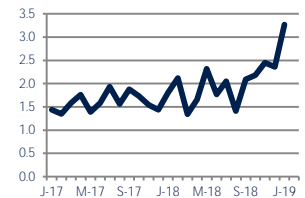
99.2%



Up 1.1%  
Vs. Year Ago

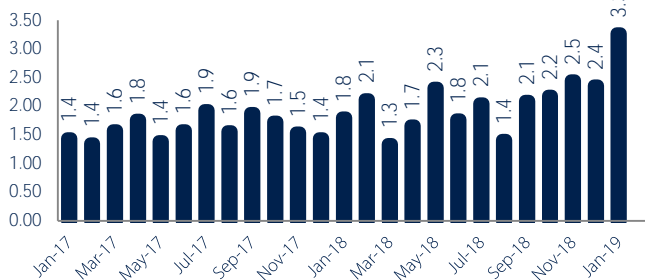
### Months of Supply

3.3



Up 82%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

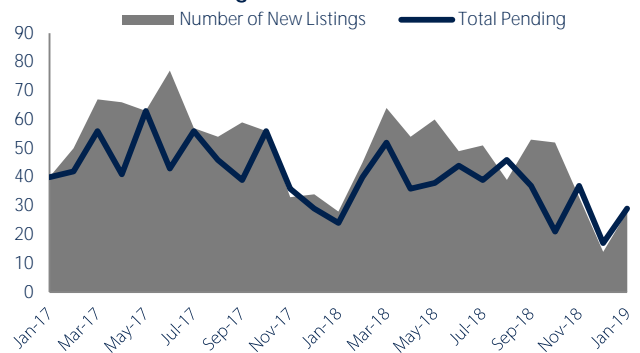
In January, there was 3.3 months of supply available in Montgomery Village, compared to 1.8 in January 2018. That is an increase of 81% versus a year ago.

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.

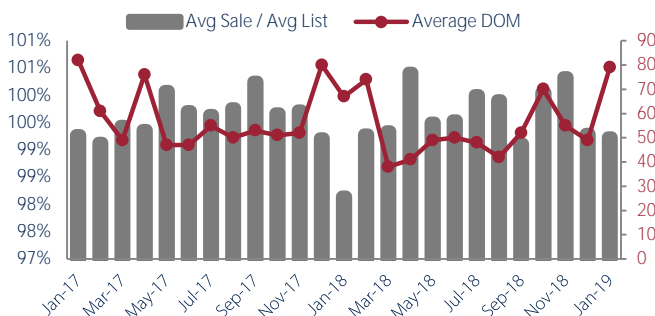
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Montgomery Village, which is similar to the amount in January 2018. There were 29 current contracts pending sale this January compared to 24 a year ago. The number of current contracts is 21% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Montgomery Village was 99.2% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 67, an increase of 18%.



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