



# The Long & Foster Market Minute™

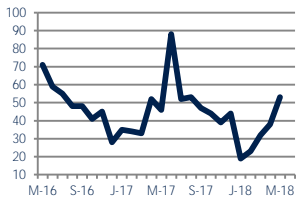
Focus On: North Rockville Housing Market

May 2018

Zip Code(s): 20850

## Units Sold

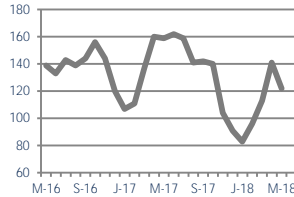
53



Up 15%  
Vs. Year Ago

## Active Inventory

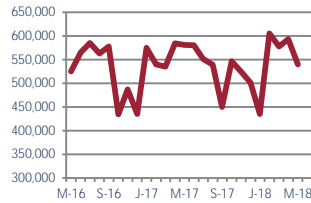
122



Down -23%  
Vs. Year Ago

## Median Sale Price

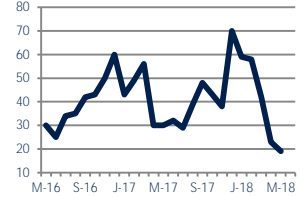
\$540,000



Down -7%  
Vs. Year Ago

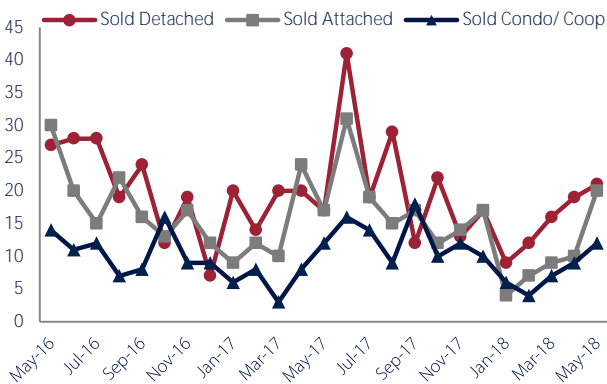
## Days On Market

19



Down -37%  
Vs. Year Ago

### Units Sold\*



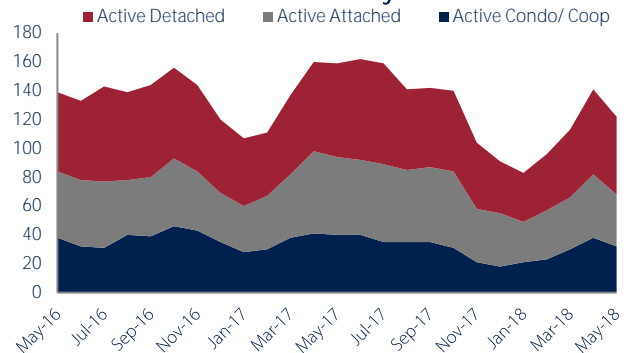
## Units Sold

There was an increase in total units sold in May, with 53 sold this month in North Rockville. This month's total units sold was higher than at this time last year.

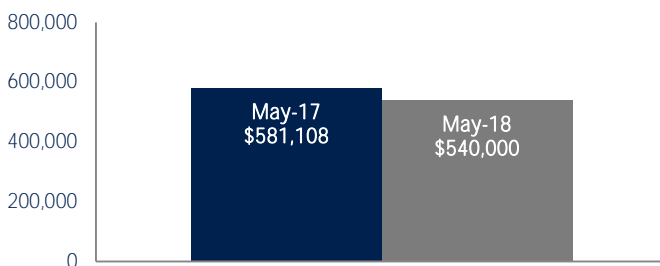
## Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 23%. The total number of active inventory this May was 122 compared to 159 in May 2017. This month's total of 122 is lower than the previous month's total supply of available inventory of 141, a decrease of 13%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for North Rockville Homes was \$581,108. This May, the median sale price was \$540,000, a decrease of 7% or \$41,108 compared to last year. The current median sold price is 9% lower 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.



North Rockville are defined as properties listed in zip code/s 20850

\*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.



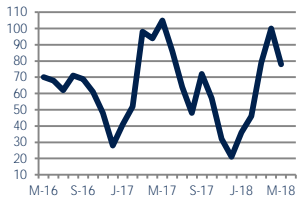
## Focus On: North Rockville Housing Market

May 2018

Zip Code(s): 20850

### New Listings

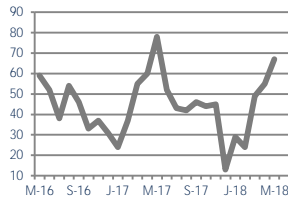
78



Down -26%  
Vs. Year Ago

### Current Contracts

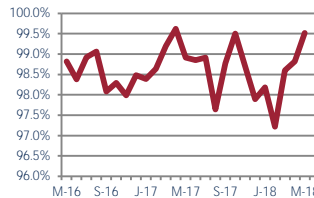
67



Down -14%  
Vs. Year Ago

### Sold Vs. List Price

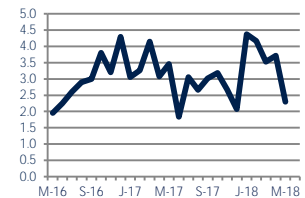
99.5%



Up 0.6%  
Vs. Year Ago

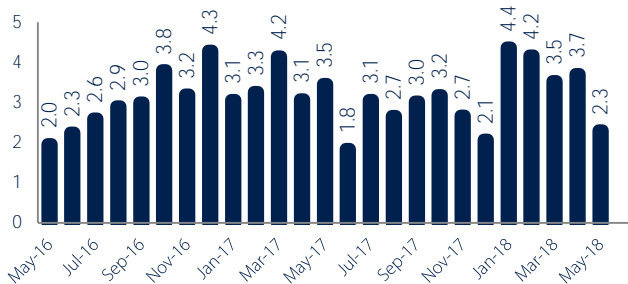
### Months of Supply

2.3



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

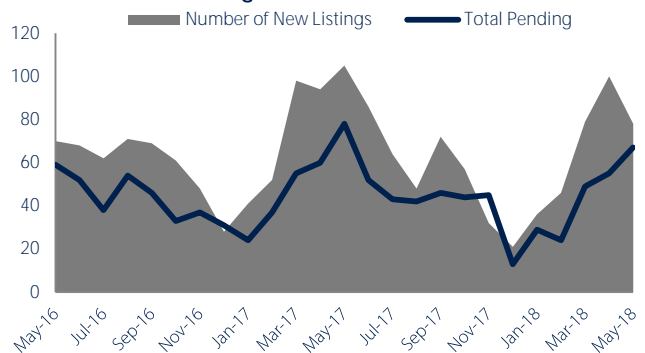
In May, there was 2.3 months of supply available in North Rockville, compared to 3.5 in May 2017. That is a decrease of 33% versus a year ago.

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.

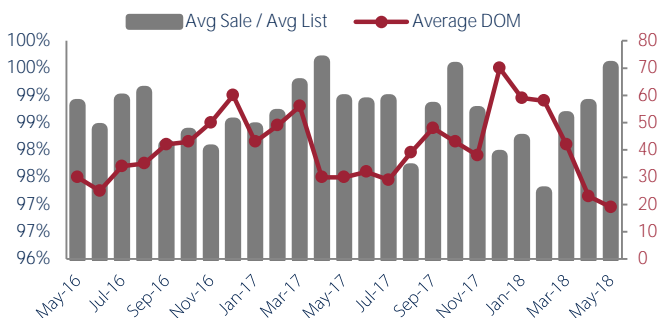
### New Listings & Current Contracts

This month there were 78 homes newly listed for sale in North Rockville compared to 105 in May 2017, a decrease of 26%. There were 67 current contracts pending sale this May compared to 78 a year ago. The number of current contracts is 14% 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 North Rockville was 99.5% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 30, a decrease of 37%.



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