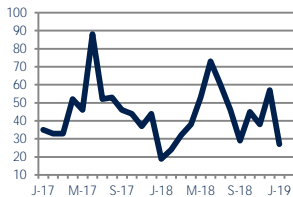


Zip Code(s): 20850

Units Sold

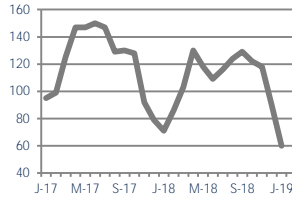
27



Up
Vs. Year Ago

Active Inventory

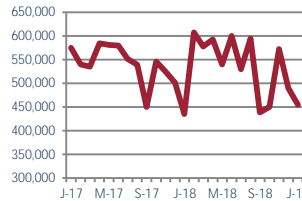
60



Down -15%
Vs. Year Ago

Median Sale Price

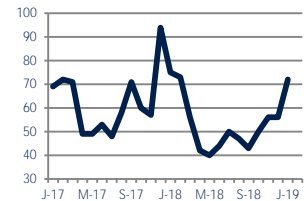
\$455,000



Up 5%
Vs. Year Ago

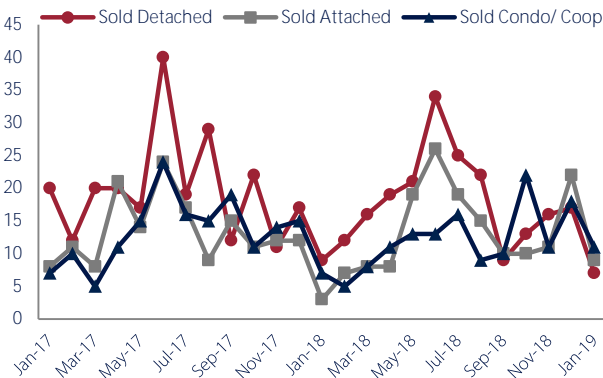
Days On Market

72



Down -4%
Vs. Year Ago

Units Sold*



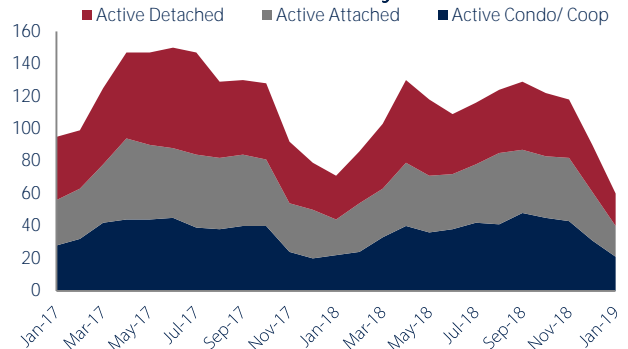
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 27 sold this month in North Rockville. This month's total units sold was higher than at this time last year, an increase from January 2018.

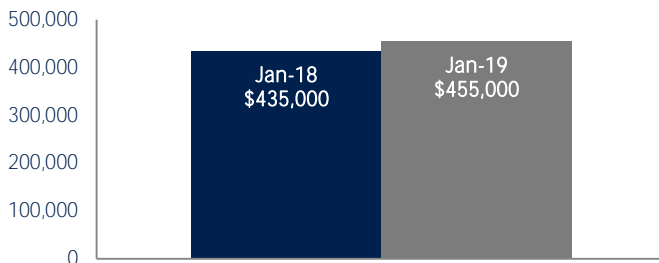
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 15%. The total number of active inventory this January was 60 compared to 71 in January 2018. This month's total of 60 is lower than the previous month's total supply of available inventory of 90, a decrease of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for North Rockville Homes was \$435,000. This January, the median sale price was \$455,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 7% lower 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.

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 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.



CHRISTIE'S
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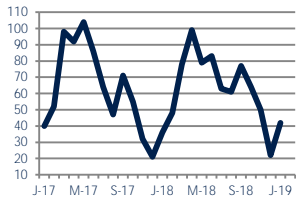
Focus On: North Rockville Housing Market

January 2019

Zip Code(s): 20850

New Listings

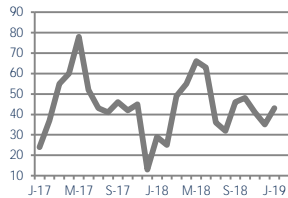
42



Up 17%
Vs. Year Ago

Current Contracts

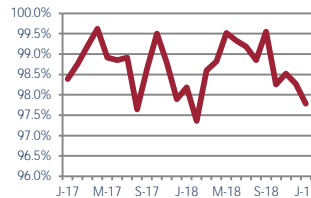
43



Up 48%
Vs. Year Ago

Sold Vs. List Price

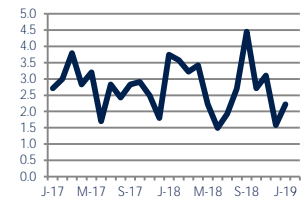
97.8%



No Change
Vs. Year Ago

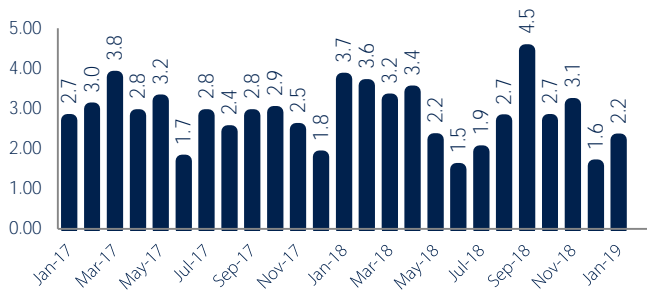
Months of Supply

2.2



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

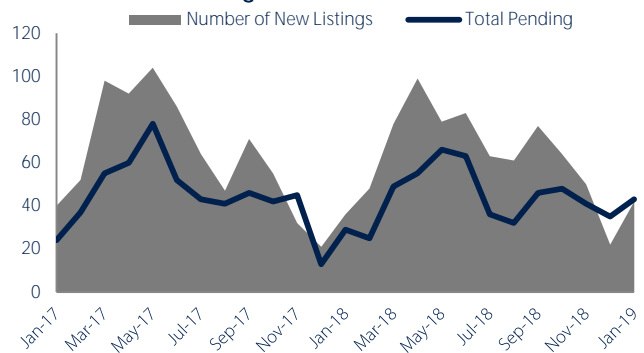
In January, there was 2.2 months of supply available in North Rockville, compared to 3.7 in January 2018. That is a decrease of 41% versus a year ago.

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.

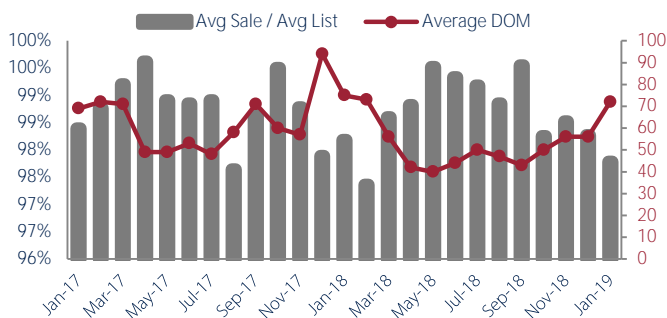
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in North Rockville compared to 36 in January 2018, an increase of 17%. There were 43 current contracts pending sale this January compared to 29 a year ago. The number of current contracts is 48% 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 North Rockville was 97.8% 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 72, lower than the average last year, which was 75, a decrease of 4%.



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