



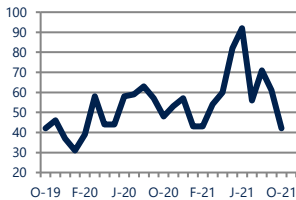
Focus On: North Rockville Housing Market

October 2021

Zip Code(s): 20850

Units Sold

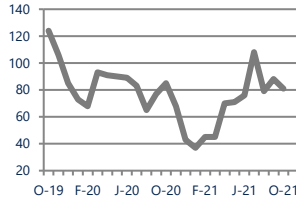
42



Down -13%
Vs. Year Ago

Active Inventory

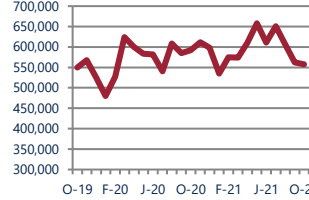
81



Down -5%
Vs. Year Ago

Median Sale Price

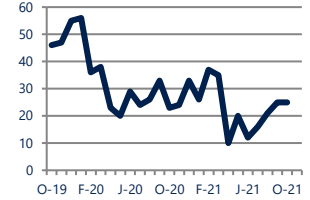
\$557,494



Down -6%
Vs. Year Ago

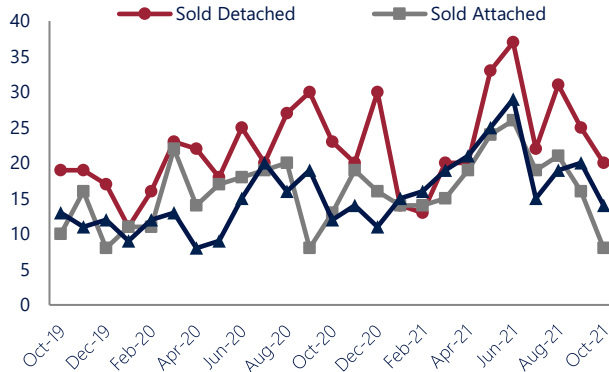
Days On Market

25



Up 9%
Vs. Year Ago

Units Sold*



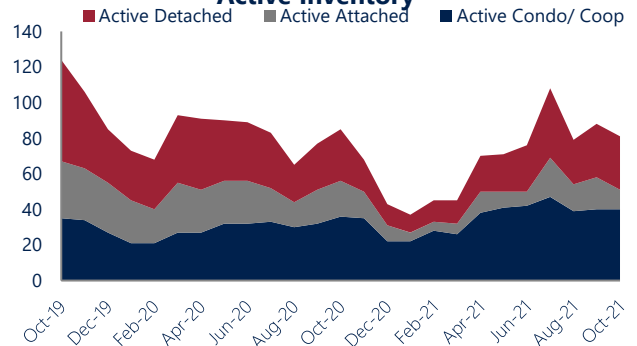
Units Sold

There was a decrease in total units sold in October, with 42 sold this month in North Rockville versus 61 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 13% versus October 2020.

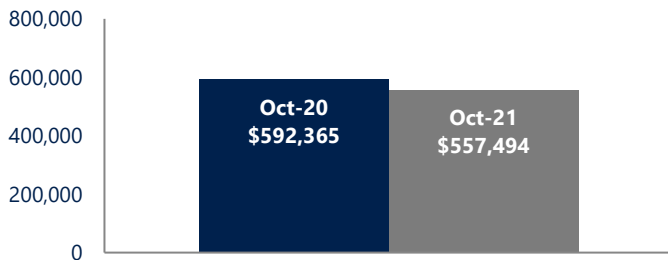
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 5%. The total number of active inventory this October was 81 compared to 85 in October 2020. This month's total of 81 is lower than the previous month's total supply of available inventory of 88, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for North Rockville Homes was \$592,365. This October, the median sale price was \$557,494, a decrease of 6% or \$34,871 compared to last year. The current median sold price is 1% lower than in September.

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.





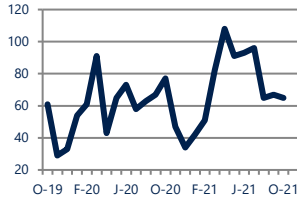
Focus On: North Rockville Housing Market

October 2021

Zip Code(s): 20850

New Listings

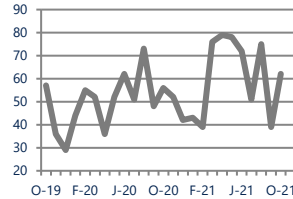
65



Down -16%
Vs. Year Ago

Current Contracts

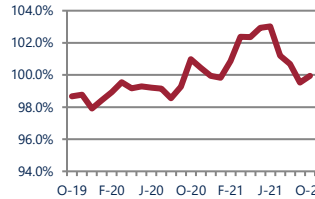
62



Up 11%
Vs. Year Ago

Sold Vs. List Price

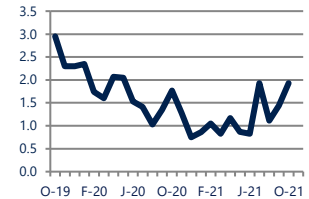
99.9%



Down -1%
Vs. Year Ago

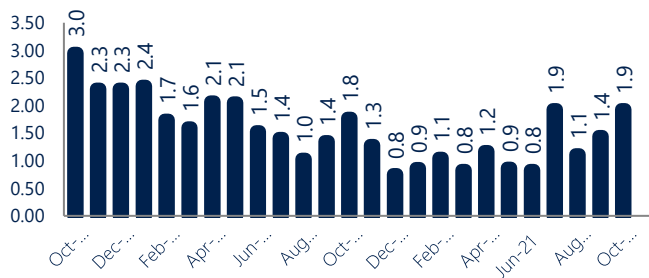
Months of Supply

1.9



Up 9%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 65 homes newly listed for sale in North Rockville compared to 77 in October 2020, a decrease of 16%.

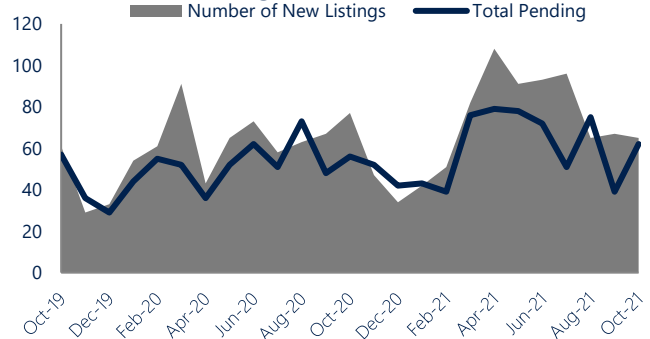
There were 62 current contracts pending sale this October compared to 56 a year ago. The number of current contracts is 11% higher than last October.

Months of Supply

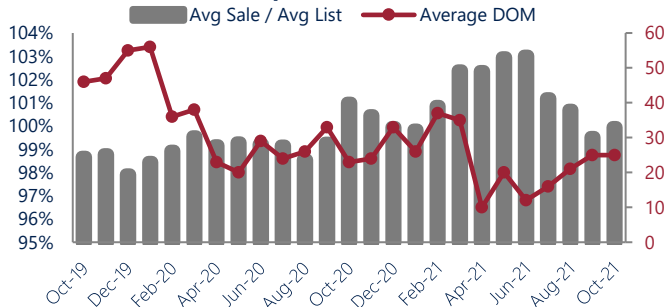
In October, there was 1.9 months of supply available in North Rockville, compared to 1.8 in October 2020. That is an increase of 9% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in North Rockville was 99.9% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 23, an increase of 9%.

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.

