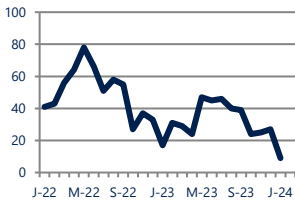




Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

Units Sold

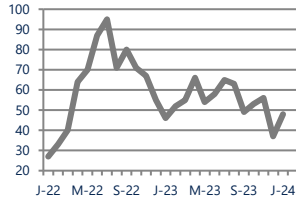
9



Down
Vs. Year Ago

Active Inventory

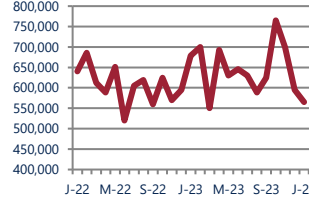
48



Up 4%
Vs. Year Ago

Median Sale Price

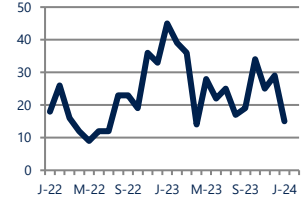
\$565,000



Down -17%
Vs. Year Ago

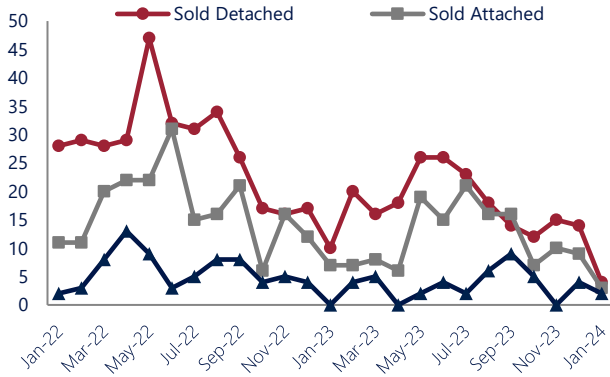
Days On Market

15



Down
Vs. Year Ago

Units Sold*



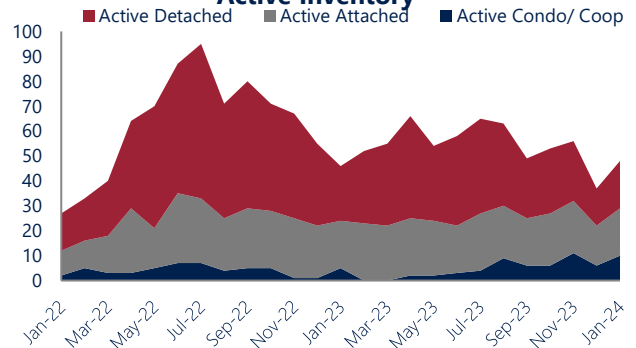
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 9 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County. This month's total units sold was lower than at this time last year, a decrease from January 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 4%. The total number of active inventory this January was 48 compared to 46 in January 2023. This month's total of 48 is higher than the previous month's total supply of available inventory of 37, an increase of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$679,000. This January, the median sale price was \$565,000, a decrease of 17% or \$114,000 compared to last year. The current median sold price is 5% 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.

Poolesville, Dickerson, and Northwestern Montgomery County are defined as properties listed in zip code/s 20837, 20838, 20839, 20841, 20842 and 20871.

*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.

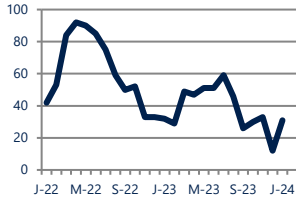
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

New Listings

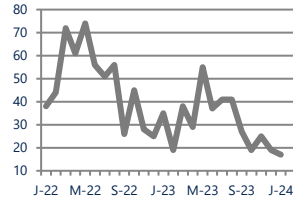
31



Down -3%
Vs. Year Ago

Current Contracts

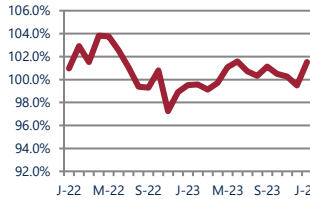
17



Down -51%
Vs. Year Ago

Sold Vs. List Price

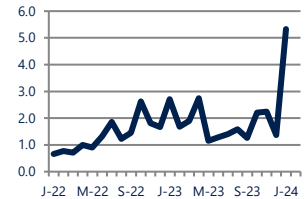
101.5%



Up 2%
Vs. Year Ago

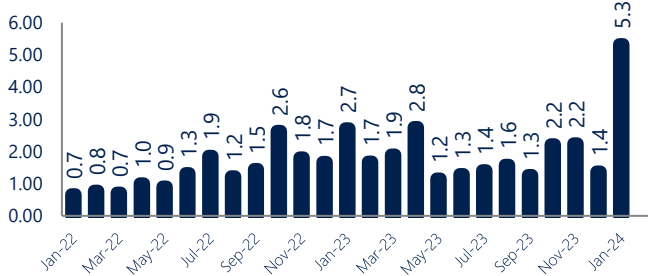
Months of Supply

5.3



Up 97%
Vs. Year Ago

Months Of Supply



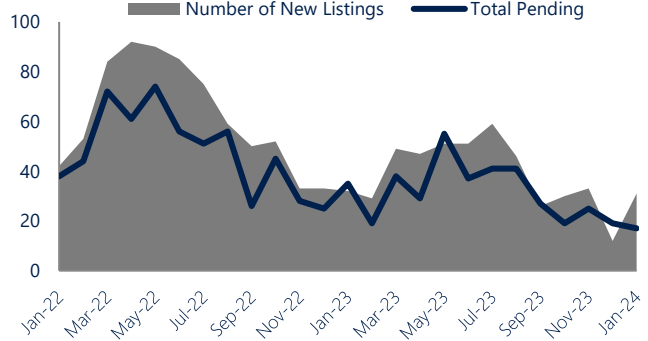
Months of Supply

In January, there was 5.3 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 2.7 in January 2023. That is an increase of 97% 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.

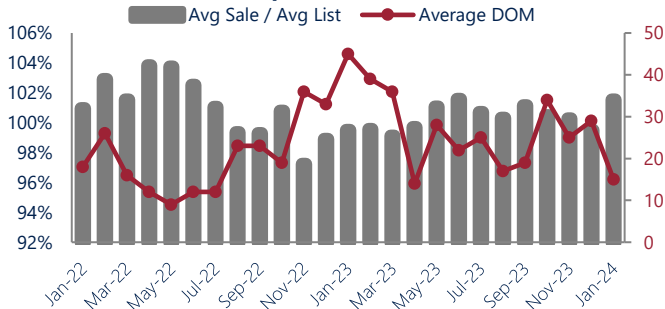
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 32 in January 2023, a decrease of 3%. There were 17 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 51% lower 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 Poolesville, Dickerson, and Northwestern Montgomery County was 101.5% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 45. This decrease was impacted by the limited number of sales.

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