



# The Long & Foster Market Minute™

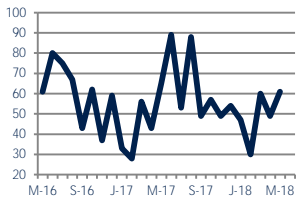
**Focus On:** Poolesville, Dickerson, and Northwestern Montgomery County Housing Market

May 2018

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

## Units Sold

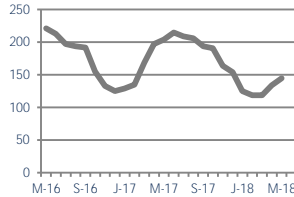
61



Down -6%  
Vs. Year Ago

## Active Inventory

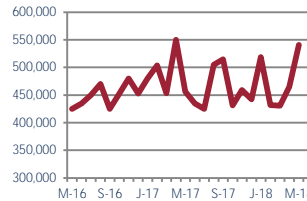
145



Down -29%  
Vs. Year Ago

## Median Sale Price

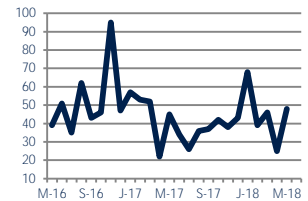
\$540,925



Up 19%  
Vs. Year Ago

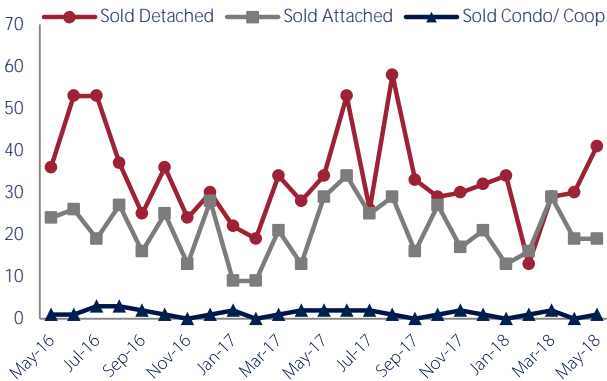
## Days On Market

48



Up 7%  
Vs. Year Ago

### Units Sold\*



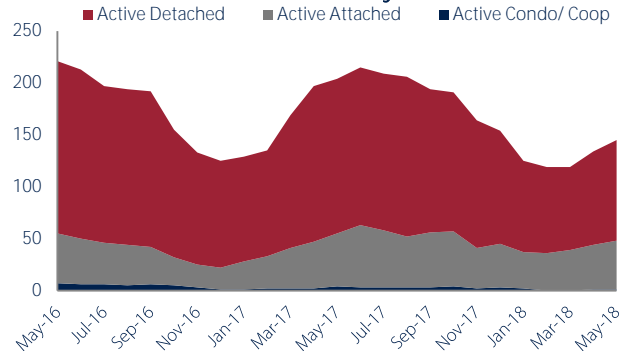
## Units Sold

There was an increase in total units sold in May, with 61 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County versus 49 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

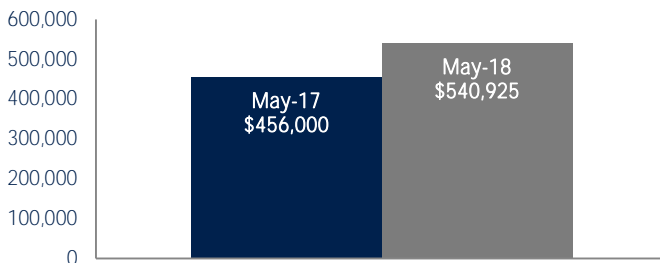
## Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 29%. The total number of active inventory this May was 145 compared to 204 in May 2017. This month's total of 145 is higher than the previous month's total supply of available inventory of 134, an increase of 8%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$456,000. This May, the median sale price was \$540,925, an increase of 19% or \$84,925 compared to last year. The current median sold price is 16% higher 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.

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 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.



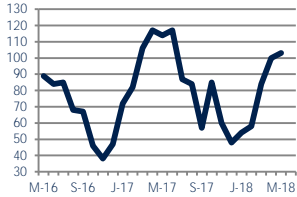
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

### New Listings

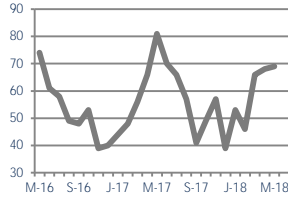
103



**Down -10%**  
Vs. Year Ago

### Current Contracts

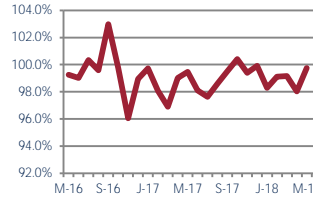
69



**Down -15%**  
Vs. Year Ago

### Sold Vs. List Price

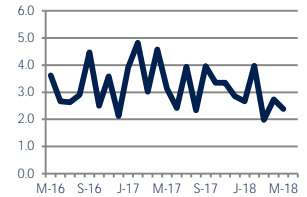
99.8%



**No Change**  
Vs. Year Ago

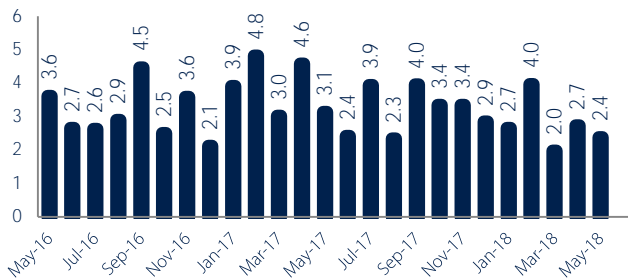
### Months of Supply

2.4



**Down -24%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

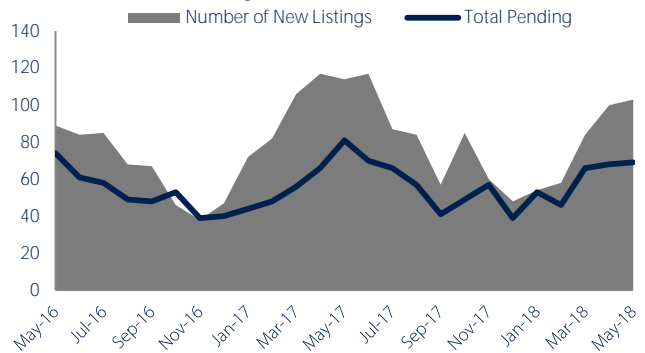
In May, there was 2.4 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 3.1 in May 2017. That is a decrease of 24% versus a year ago.

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.

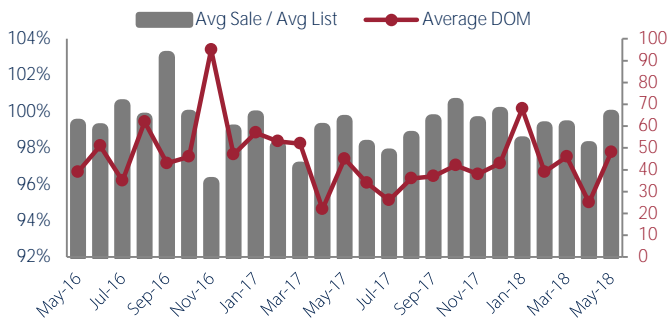
### New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 114 in May 2017, a decrease of 10%. There were 69 current contracts pending sale this May compared to 81 a year ago. The number of current contracts is 15% 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 Poolesville, Dickerson, and Northwestern Montgomery County was 99.8% 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 48, higher than the average last year, which was 45, an increase of 7%.



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