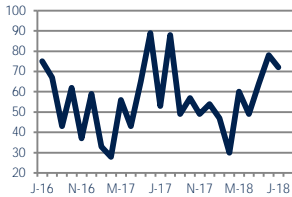


Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

### Units Sold

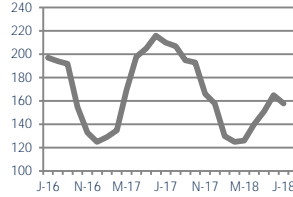
72



**Up**  
Vs. Year Ago

### Active Inventory

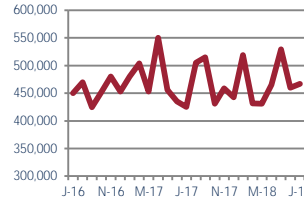
158



**Down -25%**  
Vs. Year Ago

### Median Sale Price

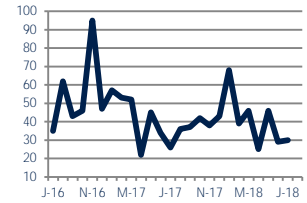
\$466,950



**Up 10%**  
Vs. Year Ago

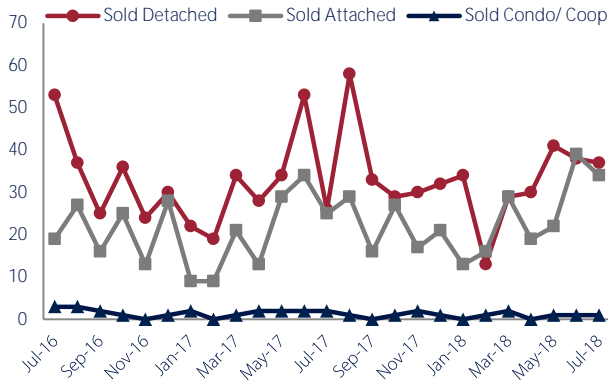
### Days On Market

30



**Up 15%**  
Vs. Year Ago

### Units Sold\*



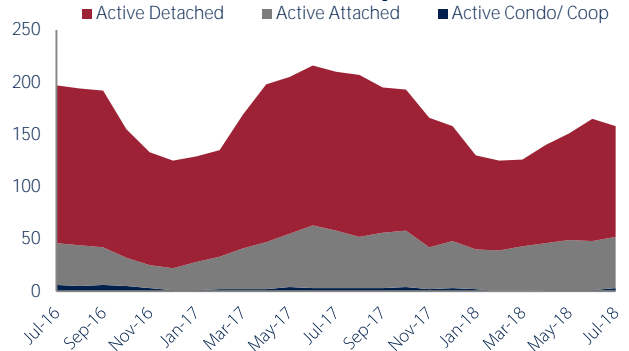
### Units Sold

There was a decrease in total units sold in July, with 72 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County. 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 52 units or 25%. The total number of active inventory this July was 158 compared to 210 in July 2017. This month's total of 158 is lower than the previous month's total supply of available inventory of 165, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$425,000. This July, the median sale price was \$466,950, an increase of 10% or \$41,950 compared to last year. The current median sold price is 2% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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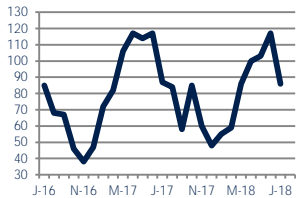
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.



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

### New Listings

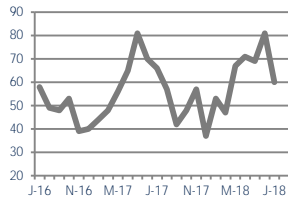
86



Down -1%  
Vs. Year Ago

### Current Contracts

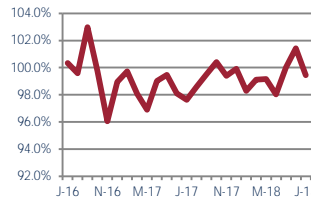
60



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

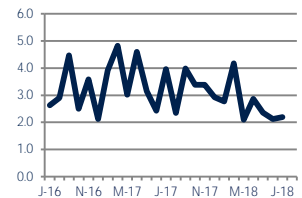
99.4%



Up 1.9%  
Vs. Year Ago

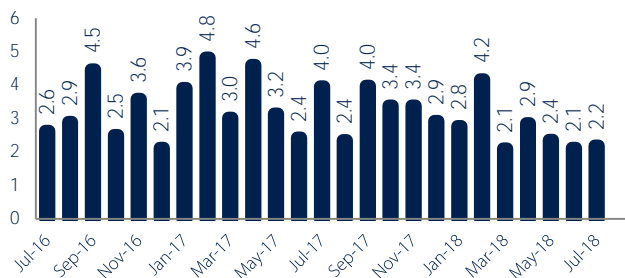
### Months of Supply

2.2



Down -45%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

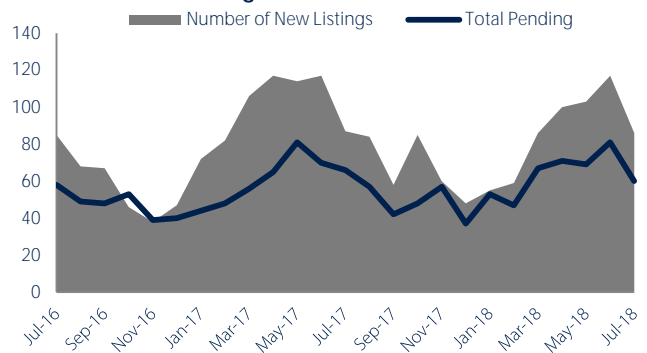
In July, there was 2.2 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 4.0 in July 2017. That is a decrease of 45% versus a year ago.

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.

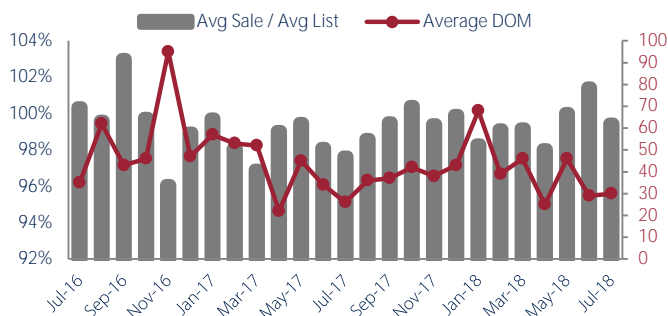
### New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 87 in July 2017, a decrease of 1%. There were 60 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 9% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Poolesville, Dickerson, and Northwestern Montgomery County was 99.4% of the average list price, which is 1.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 26, an increase of 15%.



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