



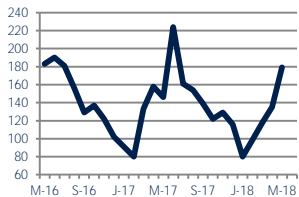
Focus On: Rockville Housing Market

May 2018

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

Units Sold

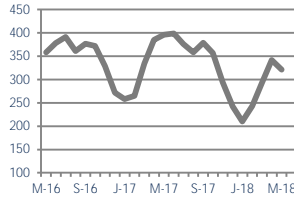
179



Up 23%
Vs. Year Ago

Active Inventory

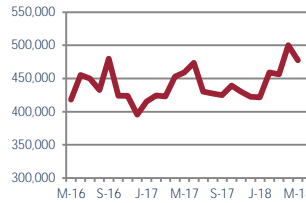
321



Down -19%
Vs. Year Ago

Median Sale Price

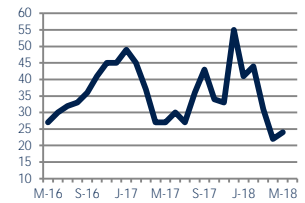
\$477,500



Up 4%
Vs. Year Ago

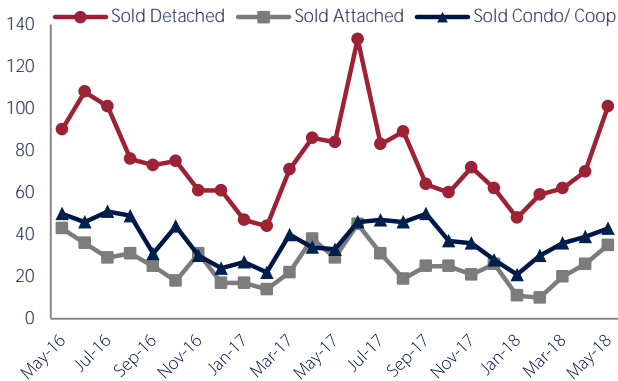
Days On Market

24



Down -11%
Vs. Year Ago

Units Sold*



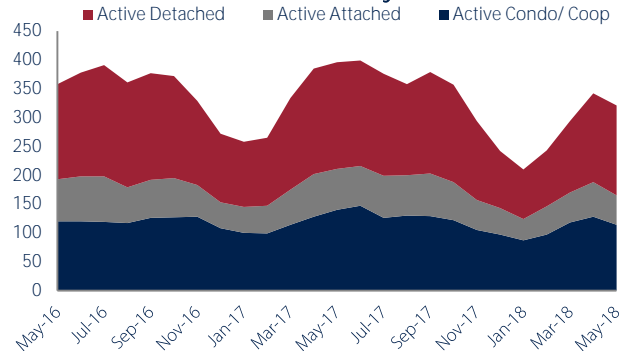
Units Sold

There was an increase in total units sold in May, with 179 sold this month in Rockville versus 135 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 23% versus May 2017.

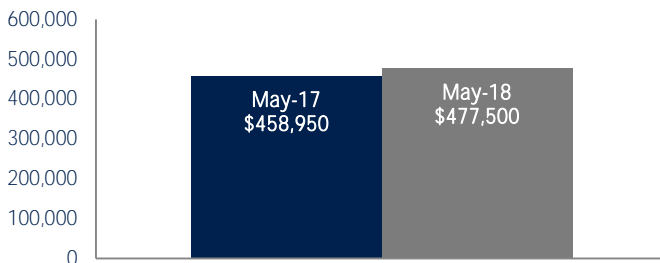
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 19%. The total number of active inventory this May was 321 compared to 396 in May 2017. This month's total of 321 is lower than the previous month's total supply of available inventory of 342, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Rockville Homes was \$458,950. This May, the median sale price was \$477,500, an increase of 4% or \$18,550 compared to last year. The current median sold price is 5% lower 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.

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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.



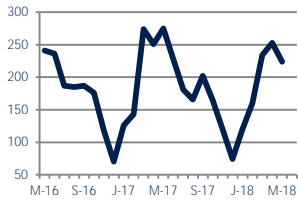
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New Listings

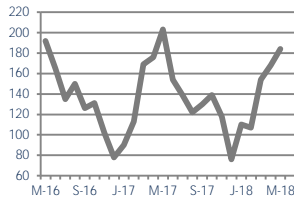
224



Down -19%
Vs. Year Ago

Current Contracts

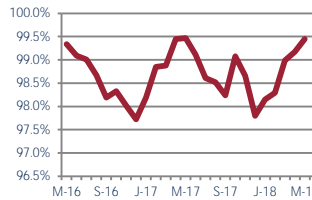
184



Down -9%
Vs. Year Ago

Sold Vs. List Price

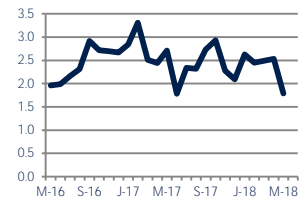
99.5%



No Change
Vs. Year Ago

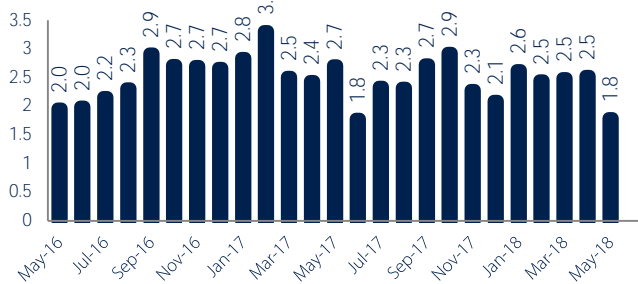
Months of Supply

1.8



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

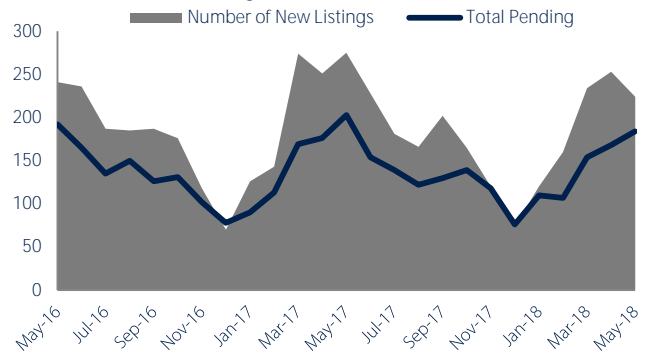
In May, there was 1.8 months of supply available in Rockville, compared to 2.7 in May 2017. That is a decrease of 34% versus a year ago.

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.

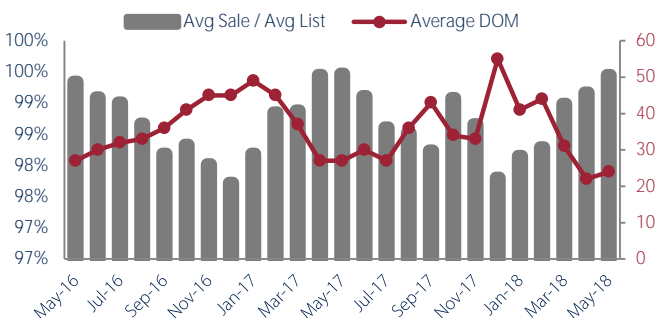
New Listings & Current Contracts

This month there were 224 homes newly listed for sale in Rockville compared to 275 in May 2017, a decrease of 19%. There were 184 current contracts pending sale this May compared to 203 a year ago. The number of current contracts is 9% 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 Rockville was 99.5% 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 24, lower than the average last year, which was 27, a decrease of 11%.



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