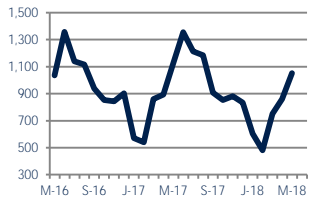


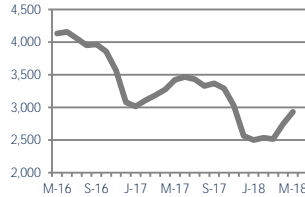


**Units Sold**  
1,051



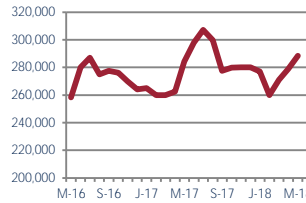
Down -7%  
Vs. Year Ago

**Active Inventory**  
2,934



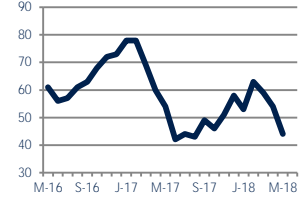
Down -14%  
Vs. Year Ago

**Median Sale Price**  
\$288,350



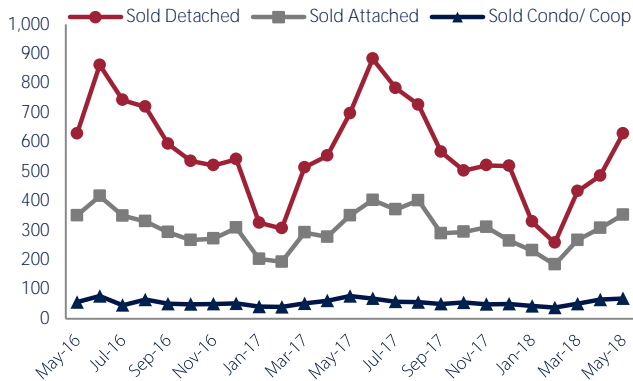
Up 1%  
Vs. Year Ago

**Days On Market**  
44



Down -19%  
Vs. Year Ago

### Units Sold\*



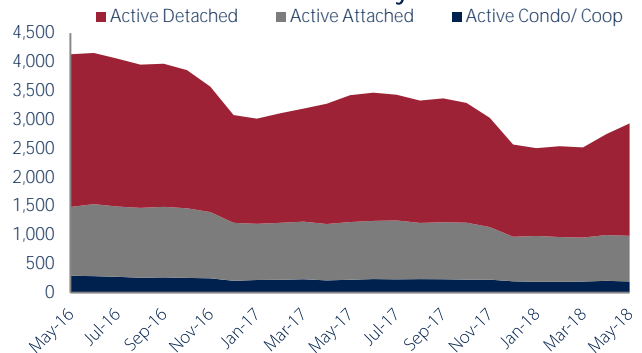
### Units Sold

There was an increase in total units sold in May, with 1,051 sold this month in Montgomery County versus 859 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

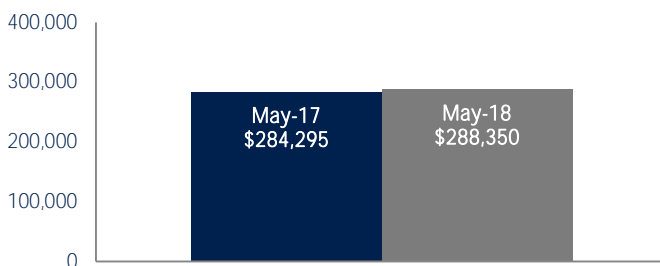
### Active Inventory

Versus last year, the total number of homes available this month is lower by 489 units or 14%. The total number of active inventory this May was 2,934 compared to 3,423 in May 2017. This month's total of 2,934 is higher than the previous month's total supply of available inventory of 2,747, an increase of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Montgomery County Homes was \$284,295. This May, the median sale price was \$288,350, an increase of 1% or \$4,055 compared to last year. The current median sold price is 3% 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.

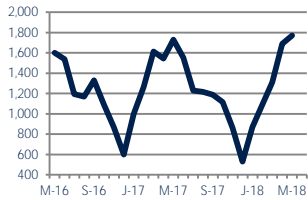


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and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



**New Listings**

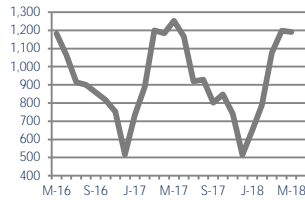
1,770



Up 2%  
Vs. Year Ago

**Current Contracts**

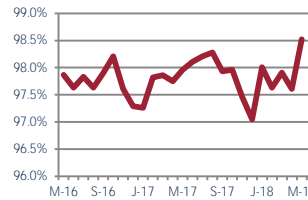
1,191



Down -5%  
Vs. Year Ago

**Sold Vs. List Price**

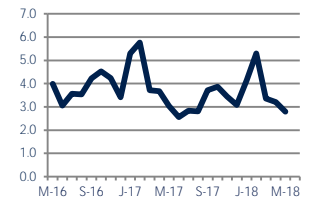
98.5%



Up 0.6%  
Vs. Year Ago

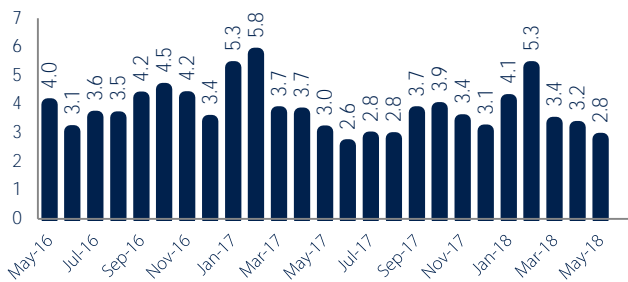
**Months of Supply**

2.8



Down -8%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

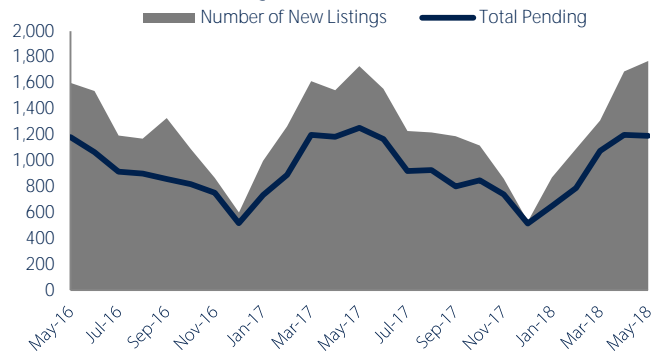
In May, there was 2.8 months of supply available in Montgomery County, compared to 3.0 in May 2017. That is a decrease of 8% versus a year ago.

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.

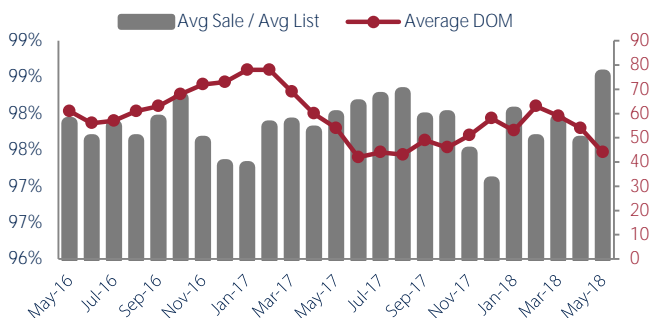
**New Listings & Current Contracts**

This month there were 1,770 homes newly listed for sale in Montgomery County compared to 1,730 in May 2017, an increase of 2%. There were 1,191 current contracts pending sale this May compared to 1,253 a year ago. The number of current contracts is 5% 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 Montgomery County was 98.5% of the average list price, which is 0.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 44, lower than the average last year, which was 54, a decrease of 19%.



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