



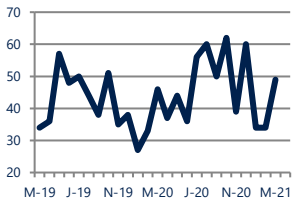
**Focus On: Montgomery Village Housing Market**

March 2021

Zip Code(s): 20886

**Units Sold**

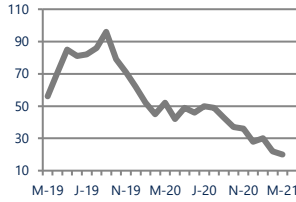
49



**Up 7%**  
 Vs. Year Ago

**Active Inventory**

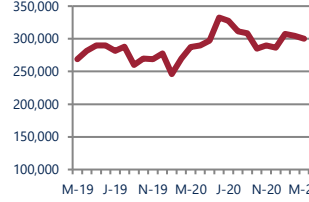
20



**Down -62%**  
 Vs. Year Ago

**Median Sale Price**

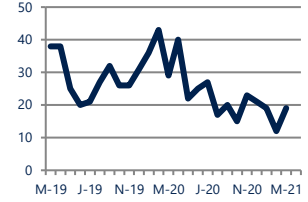
\$300,000



**Up 4%**  
 Vs. Year Ago

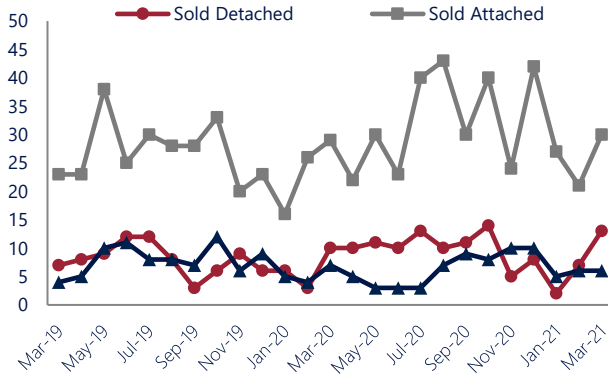
**Days On Market**

19



**Down -34%**  
 Vs. Year Ago

**Units Sold\***



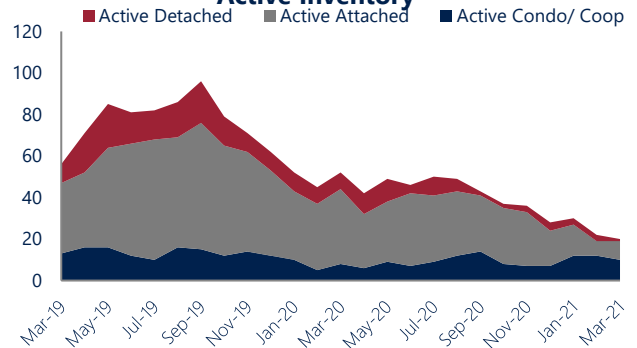
**Units Sold**

There was an increase in total units sold in March, with 49 sold this month in Montgomery Village. This month's total units sold was higher than at this time last year.

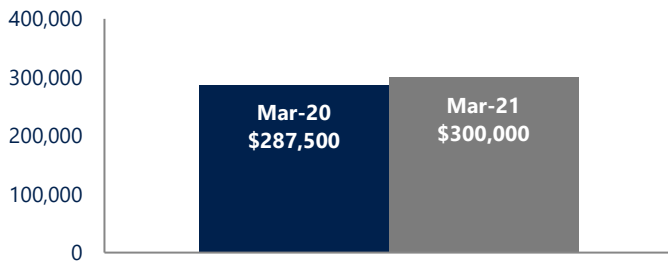
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 32 units or 62%. The total number of active inventory this March was 20 compared to 52 in March 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 22, a decrease of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Montgomery Village Homes was \$287,500. This March, the median sale price was \$300,000, an increase of 4% or \$12,500 compared to last year. The current median sold price is 1% lower than in February.

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

Montgomery Village are defined as properties listed in zip code/s 20886.

\*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.





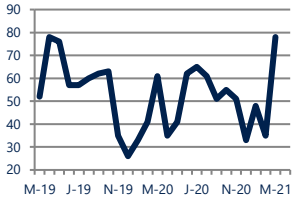
## Focus On: Montgomery Village Housing Market

March 2021

Zip Code(s): 20886

### New Listings

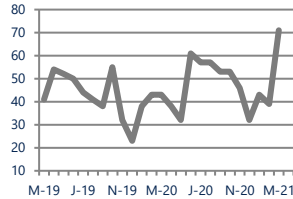
78



Up 28%  
Vs. Year Ago

### Current Contracts

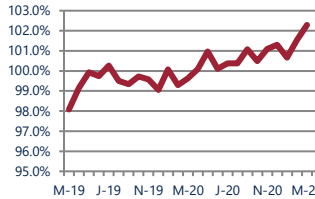
71



Up 65%  
Vs. Year Ago

### Sold Vs. List Price

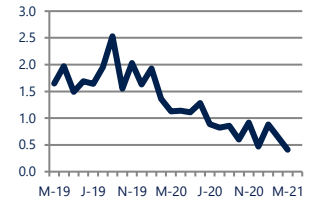
102.3%



Up 2.7%  
Vs. Year Ago

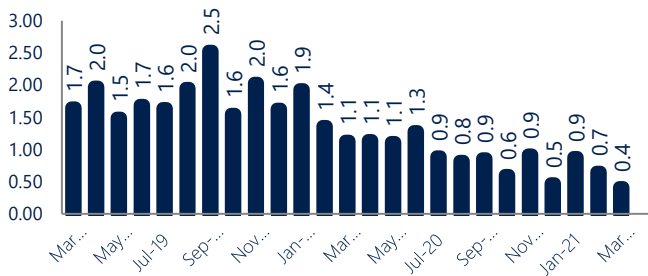
### Months of Supply

0.4



Down -64%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

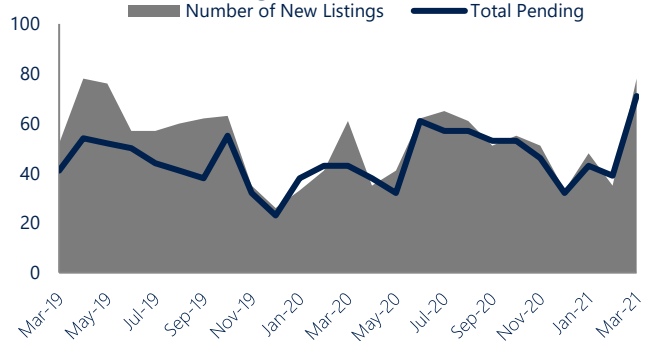
In March, there was 0.4 months of supply available in Montgomery Village, compared to 1.1 in March 2020. That is a decrease of 64% versus a year ago.

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.

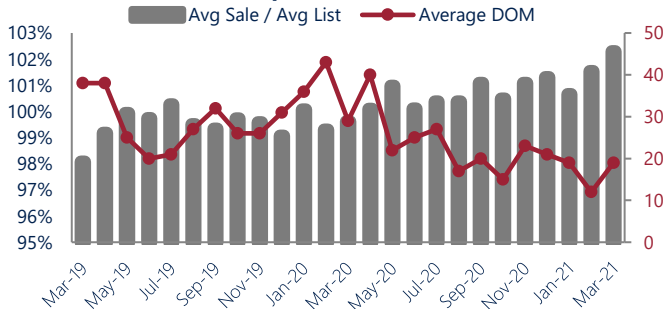
### New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Montgomery Village compared to 61 in March 2020, an increase of 28%. There were 71 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 65% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Montgomery Village was 102.3% of the average list price, which is 2.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 29, a decrease of 34%.

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