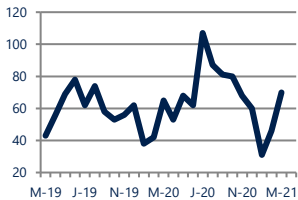




Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

Units Sold

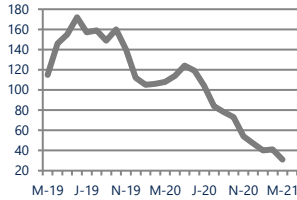
70



Up 8%
Vs. Year Ago

Active Inventory

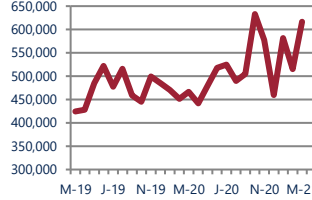
31



Down -71%
Vs. Year Ago

Median Sale Price

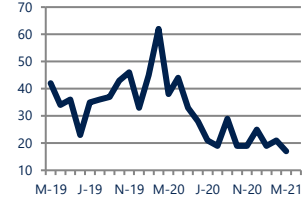
\$616,645



Up 32%
Vs. Year Ago

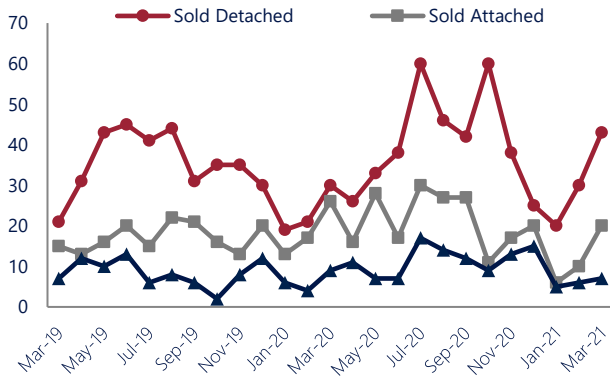
Days On Market

17



Down -55%
Vs. Year Ago

Units Sold*



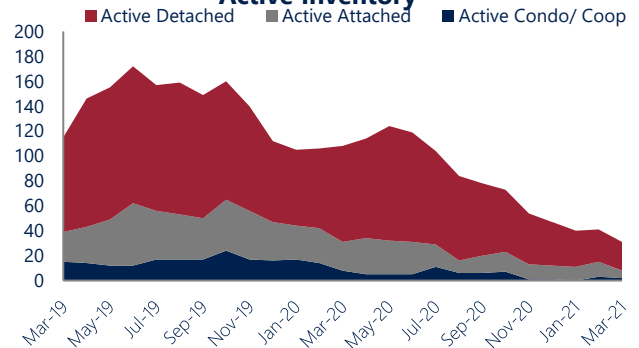
Units Sold

There was an increase in total units sold in March, with 70 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County. This month's total units sold was higher than at this time last year.

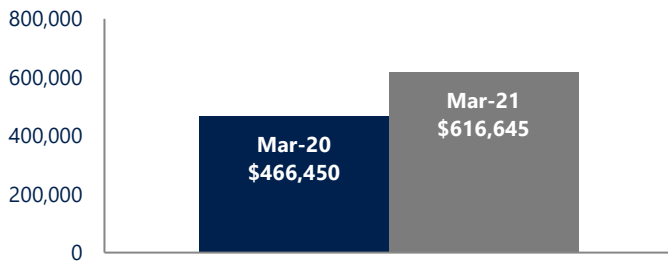
Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 71%. The total number of active inventory this March was 31 compared to 108 in March 2020. This month's total of 31 is lower than the previous month's total supply of available inventory of 41, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$466,450. This March, the median sale price was \$616,645, an increase of \$150,195 compared to last year. The current median sold price is higher 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.

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 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.

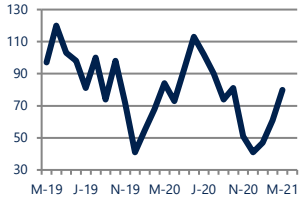




Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

New Listings

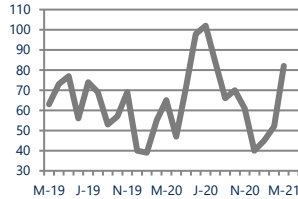
80



Down -5%
Vs. Year Ago

Current Contracts

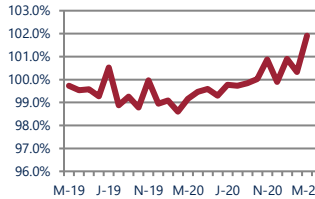
82



Up 26%
Vs. Year Ago

Sold Vs. List Price

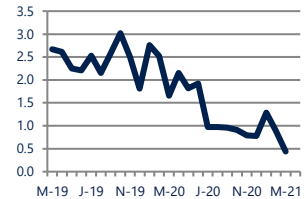
101.9%



Up 2.8%
Vs. Year Ago

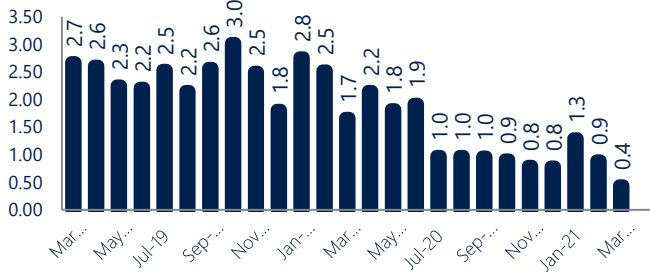
Months of Supply

0.4



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

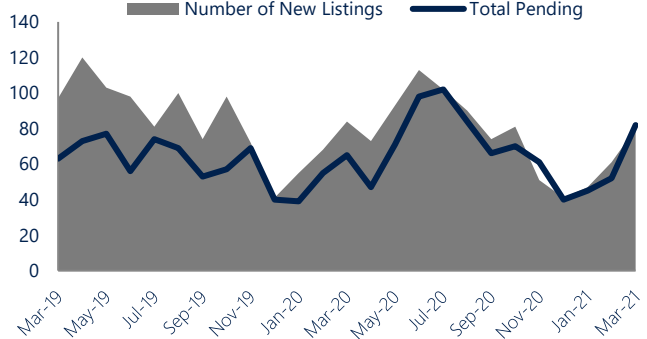
In March, there was 0.4 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 1.7 in March 2020. That is a decrease of 73% versus a year ago.

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.

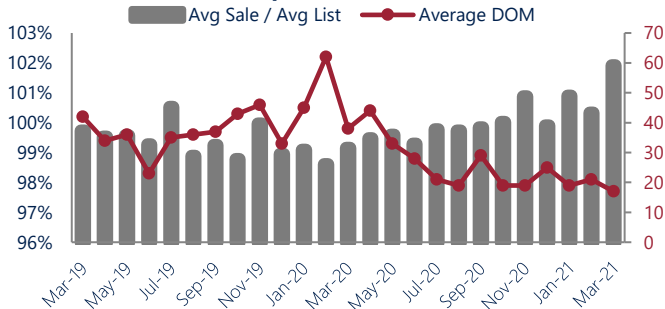
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 84 in March 2020, a decrease of 5%. There were 82 current contracts pending sale this March compared to 65 a year ago. The number of current contracts is 26% 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 Poolesville, Dickerson, and Northwestern Montgomery County was 101.9% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 38, a decrease of 55%.



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