



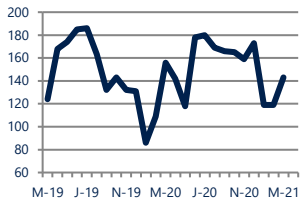
Focus On: Rockville Housing Market

March 2021

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

Units Sold

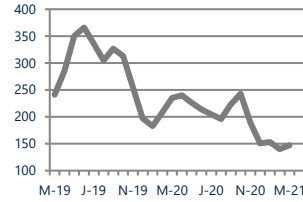
143



Down -8%
Vs. Year Ago

Active Inventory

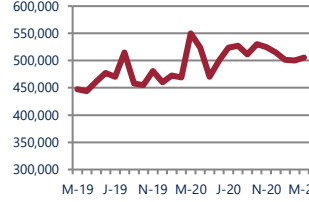
147



Down -37%
Vs. Year Ago

Median Sale Price

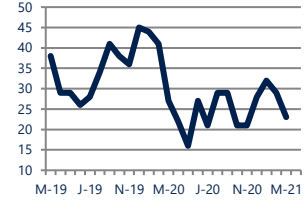
\$505,500



Down -8%
Vs. Year Ago

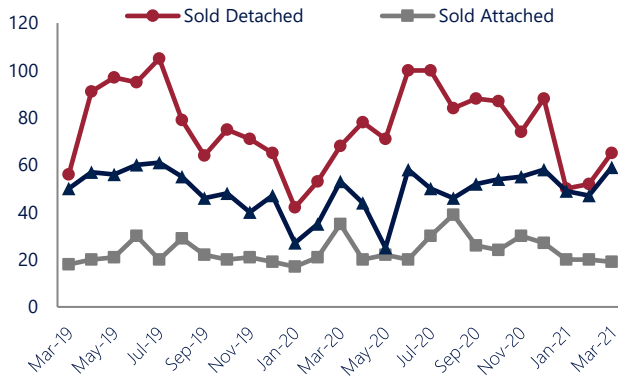
Days On Market

23



Down -15%
Vs. Year Ago

Units Sold*



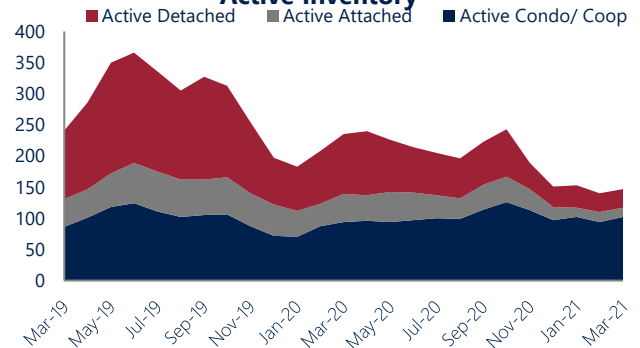
Units Sold

There was an increase in total units sold in March, with 143 sold this month in Rockville versus 119 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2020.

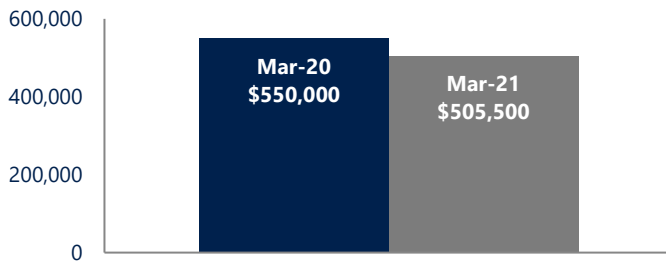
Active Inventory

Versus last year, the total number of homes available this month is lower by 88 units or 37%. The total number of active inventory this March was 147 compared to 235 in March 2020. This month's total of 147 is higher than the previous month's total supply of available inventory of 140, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Rockville Homes was \$550,000. This March, the median sale price was \$505,500, a decrease of 8% or \$44,500 compared to last year. The current median sold price is 1% 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.

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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 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.





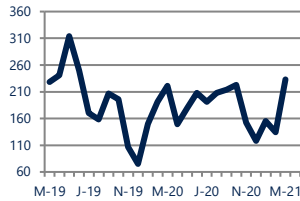
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March 2021

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

New Listings

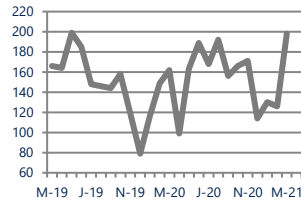
233



Up 5%
Vs. Year Ago

Current Contracts

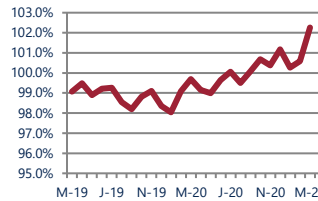
198



Up 22%
Vs. Year Ago

Sold Vs. List Price

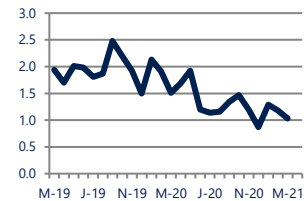
102.3%



Up 2.6%
Vs. Year Ago

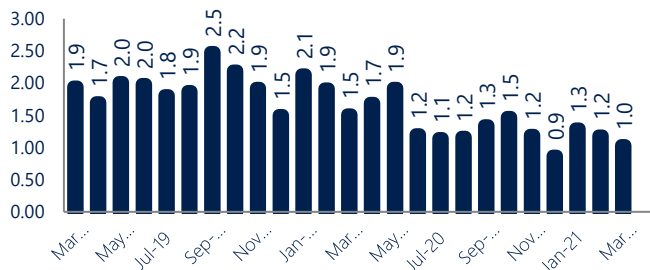
Months of Supply

1.0



Down -32%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

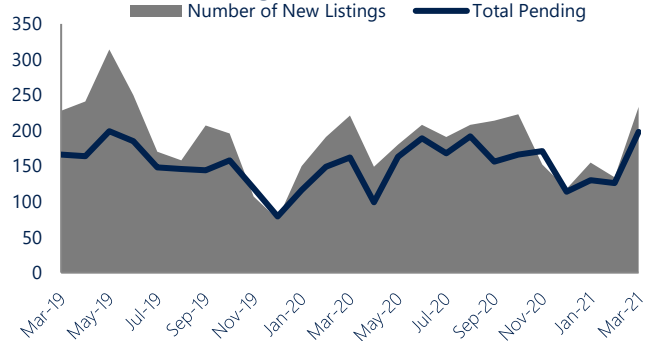
This month there were 233 homes newly listed for sale in Rockville compared to 221 in March 2020, an increase of 5%. There were 198 current contracts pending sale this March compared to 162 a year ago. The number of current contracts is 22% higher than last March.

Months of Supply

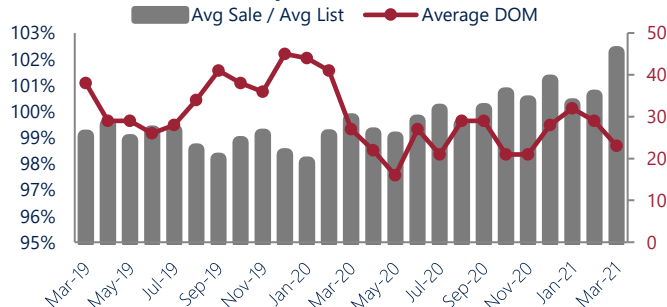
In March, there was 1.0 months of supply available in Rockville, compared to 1.5 in March 2020. That is a decrease of 32% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Rockville was 102.3% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 27, a decrease of 15%.

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