



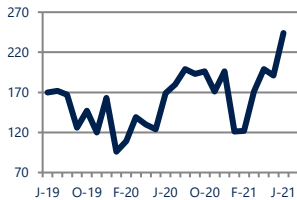
## Focus On: Gaithersburg Housing Market

June 2021

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

### Units Sold

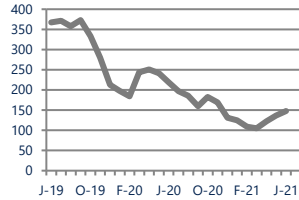
244



Up  
Vs. Year Ago

### Active Inventory

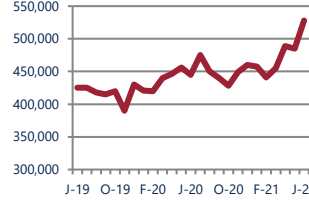
148



Down -32%  
Vs. Year Ago

### Median Sale Price

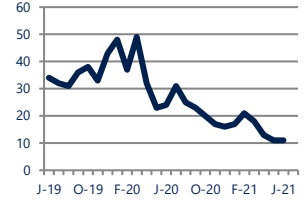
\$528,000



Up 19%  
Vs. Year Ago

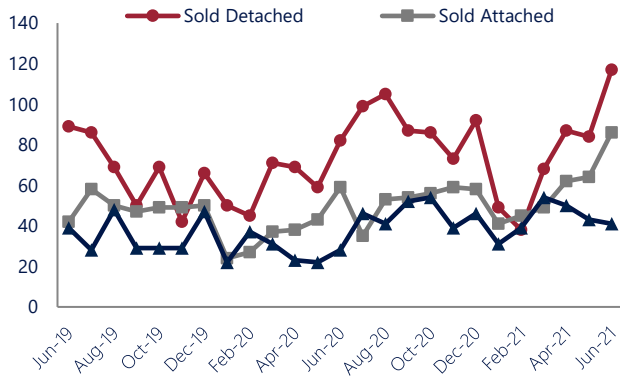
### Days On Market

11



Down -54%  
Vs. Year Ago

### Units Sold\*



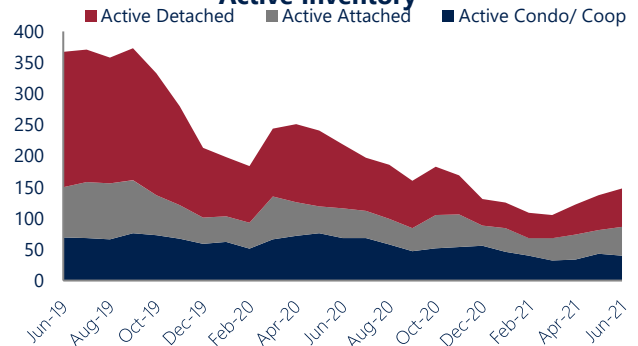
### Units Sold

There was an increase in total units sold in June, with 244 sold this month in Gaithersburg. 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 71 units or 32%. The total number of active inventory this June was 148 compared to 219 in June 2020. This month's total of 148 is higher than the previous month's total supply of available inventory of 137, an increase of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Gaithersburg Homes was \$445,000. This June, the median sale price was \$528,000, an increase of 19% or \$83,000 compared to last year. The current median sold price is 9% higher than in May.

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.





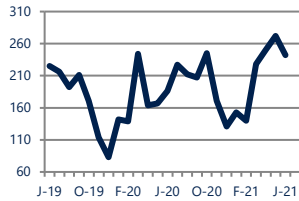
## Focus On: Gaithersburg Housing Market

June 2021

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

### New Listings

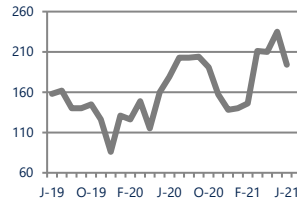
242



Up 30%  
Vs. Year Ago

### Current Contracts

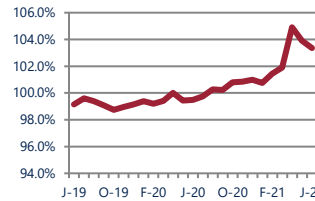
194



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

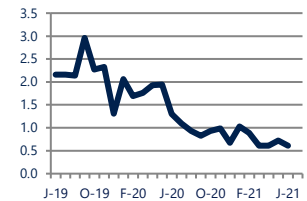
103.4%



Up 3.9%  
Vs. Year Ago

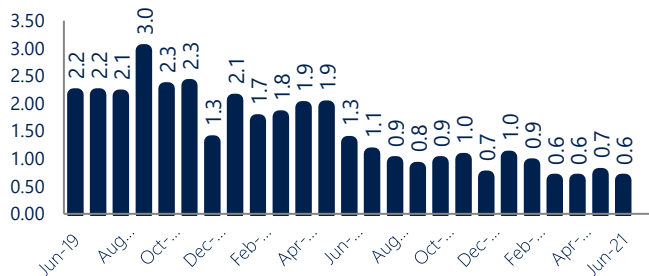
### Months of Supply

0.6



Down -53%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

This month there were 242 homes newly listed for sale in Gaithersburg compared to 186 in June 2020, an increase of 30%.

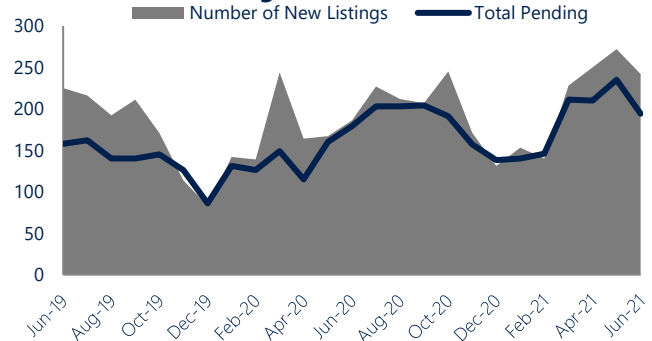
There were 194 current contracts pending sale this June compared to 179 a year ago. The number of current contracts is 8% higher than last June.

### Months of Supply

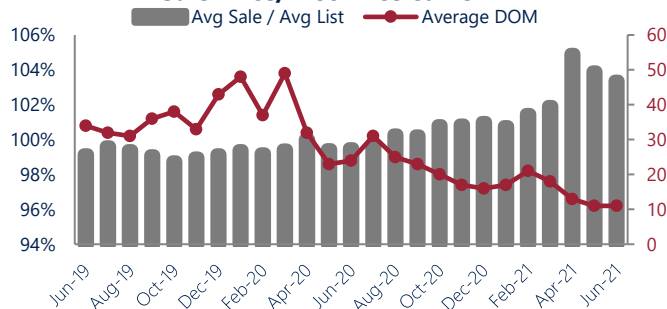
In June, there was 0.6 months of supply available in Gaithersburg, compared to 1.3 in June 2020. That is a decrease of 53% versus a year ago.

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 June, the average sale price in Gaithersburg was 103.4% of the average list price, which is 3.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 24, a decrease of 54%.



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