

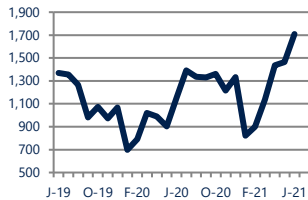


Focus On: **Montgomery County Housing Market**

June 2021

**Units Sold**

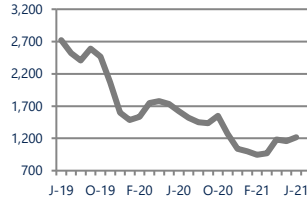
1,709



**Up**  
Vs. Year Ago

**Active Inventory**

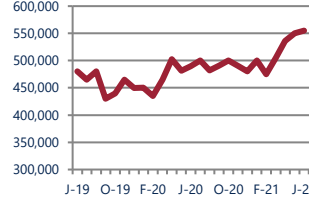
1,219



**Down -25%**  
Vs. Year Ago

**Median Sale Price**

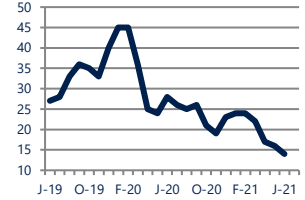
\$555,000



**Up 13%**  
Vs. Year Ago

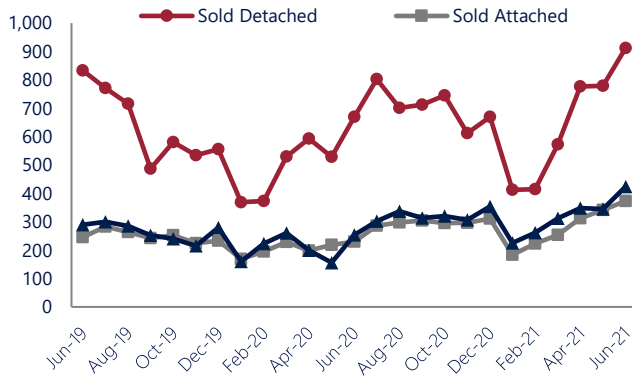
**Days On Market**

14



**Down -50%**  
Vs. Year Ago

**Units Sold\***



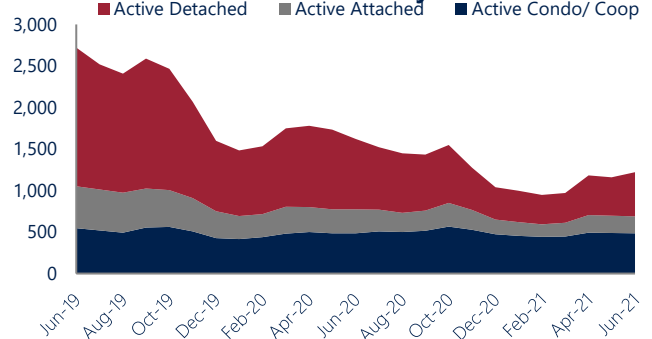
**Units Sold**

There was an increase in total units sold in June, with 1,709 sold this month in 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 404 units or 25%. The total number of active inventory this June was 1,219 compared to 1,623 in June 2020. This month's total of 1,219 is higher than the previous month's total supply of available inventory of 1,158, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Montgomery County Homes was \$489,600. This June, the median sale price was \$555,000, an increase of 13% or \$65,400 compared to last year. The current median sold price is 1% 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.



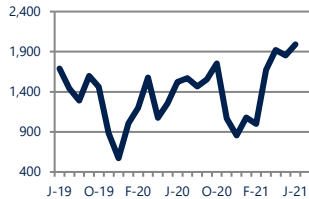
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





### New Listings

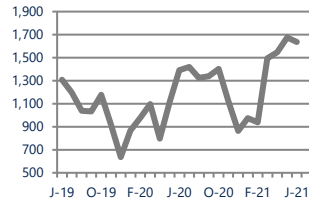
1,991



**Up 31%**  
Vs. Year Ago

### Current Contracts

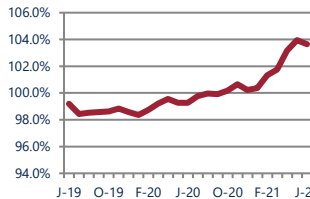
1,637



**Up 18%**  
Vs. Year Ago

### Sold Vs. List Price

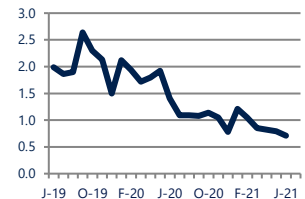
103.7%



**Up 4.4%**  
Vs. Year Ago

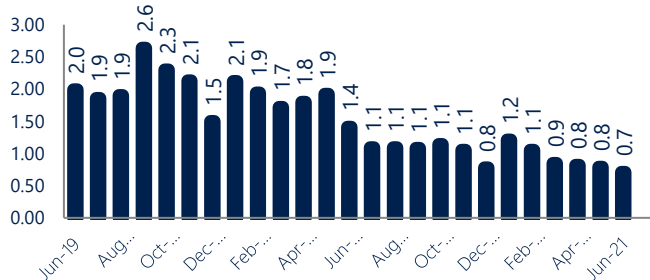
### Months of Supply

0.7



**Down -50%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

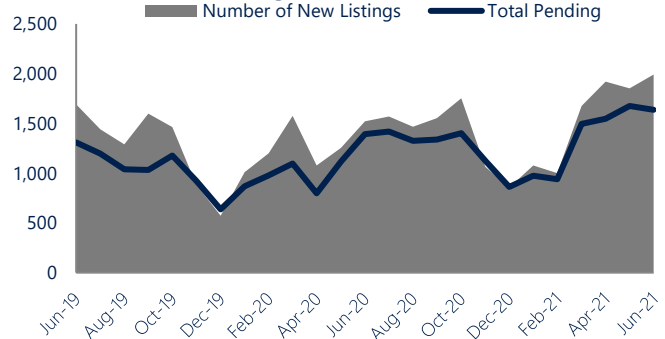
This month there were 1,991 homes newly listed for sale in Montgomery County compared to 1,522 in June 2020, an increase of 31%. There were 1,637 current contracts pending sale this June compared to 1,391 a year ago. The number of current contracts is 18% higher than last June.

### Months of Supply

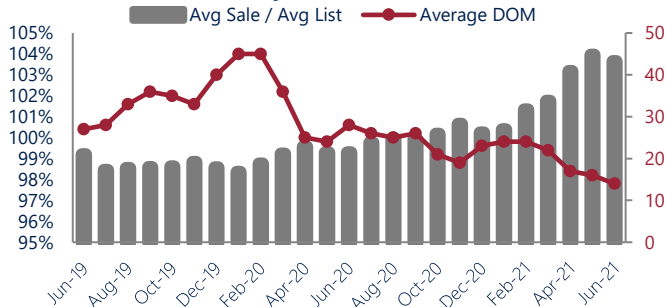
In June, there was 0.7 months of supply available in Montgomery County, compared to 1.4 in June 2020. That is a decrease of 49% versus a year ago.

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 Montgomery County was 103.7% of the average list price, which is 4.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 28, a decrease of 50%.



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