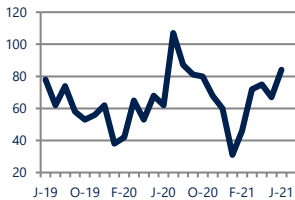




Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

Units Sold

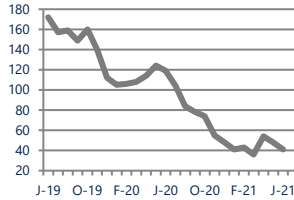
84



Up
Vs. Year Ago

Active Inventory

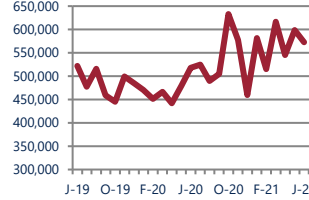
41



Down -66%
Vs. Year Ago

Median Sale Price

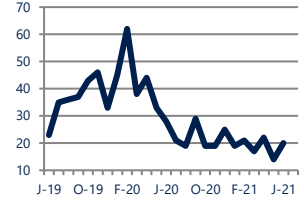
\$572,500



Up 11%
Vs. Year Ago

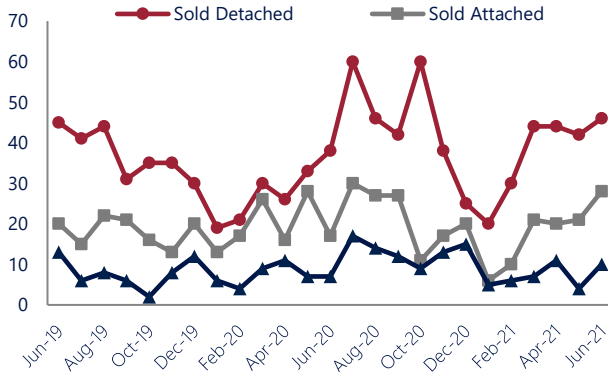
Days On Market

20



Down -29%
Vs. Year Ago

Units Sold*



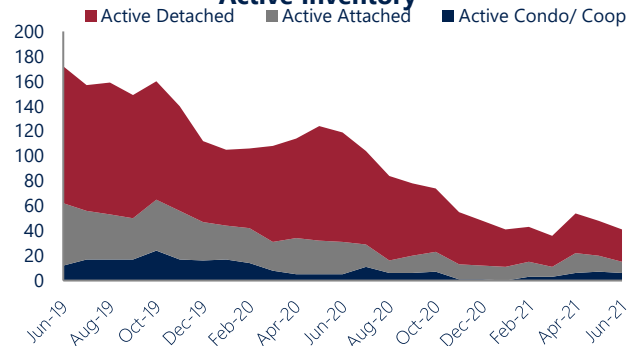
Units Sold

There was an increase in total units sold in June, with 84 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County. This month's total units sold was higher than at this time last year.

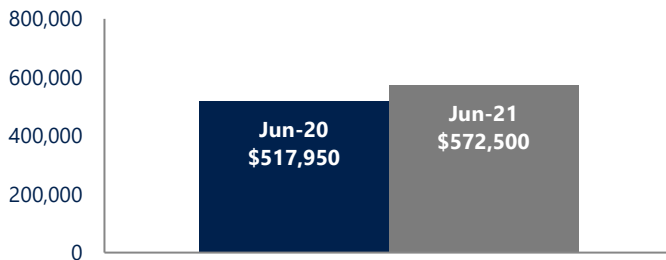
Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 66%. The total number of active inventory this June was 41 compared to 119 in June 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 48, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$517,950. This June, the median sale price was \$572,500, an increase of 11% or \$54,550 compared to last year. The current median sold price is 4% lower 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.

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.

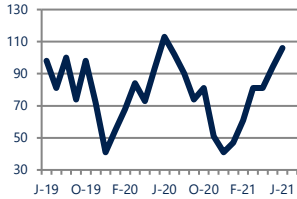




Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

New Listings

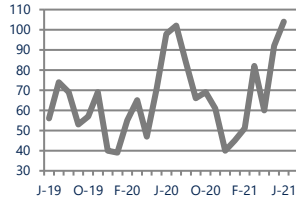
106



Down -6%
Vs. Year Ago

Current Contracts

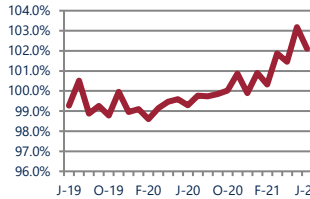
104



Up 6%
Vs. Year Ago

Sold Vs. List Price

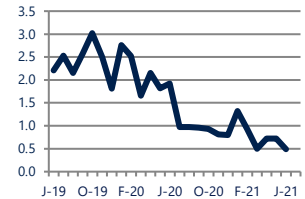
102.1%



Up 2.8%
Vs. Year Ago

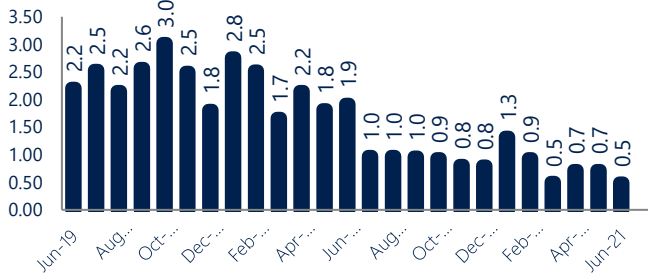
Months of Supply

0.5



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

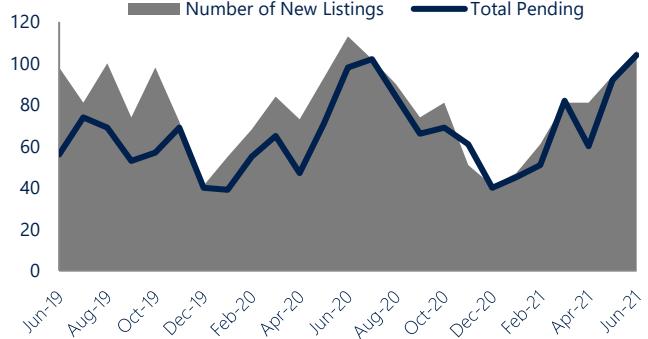
In June, there was 0.5 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 1.9 in June 2020. That is a decrease of 75% versus a year ago.

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.

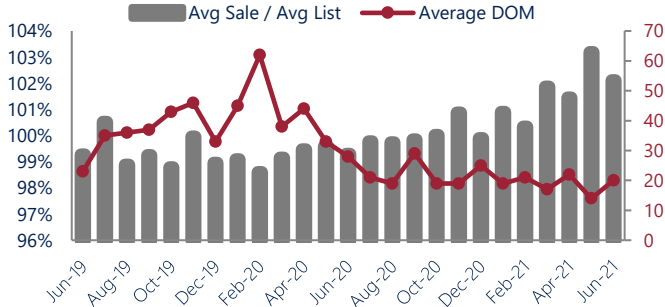
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 113 in June 2020, a decrease of 6%. There were 104 current contracts pending sale this June compared to 98 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Poolesville, Dickerson, and Northwestern Montgomery County was 102.1% 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 20, lower than the average last year, which was 28, a decrease of 29%.



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