

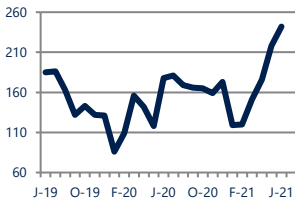


Focus On: Rockville Housing Market

June 2021

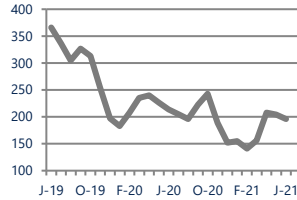
Zip Code(s): 20850, 20851, 20852, 20853 and 20896

Units Sold
242



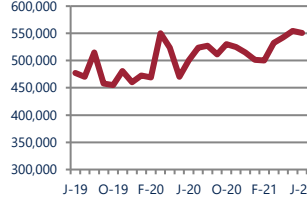
Up
Vs. Year Ago

Active Inventory
196



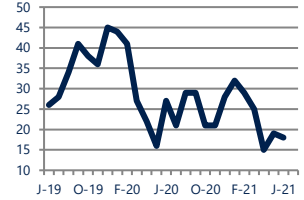
Down -8%
Vs. Year Ago

Median Sale Price
\$551,050



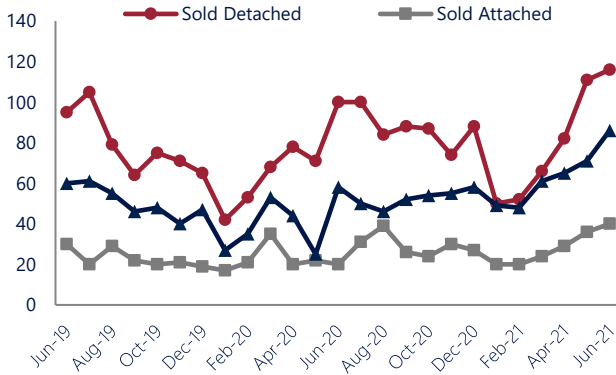
Up 10%
Vs. Year Ago

Days On Market
18



Down -33%
Vs. Year Ago

Units Sold*



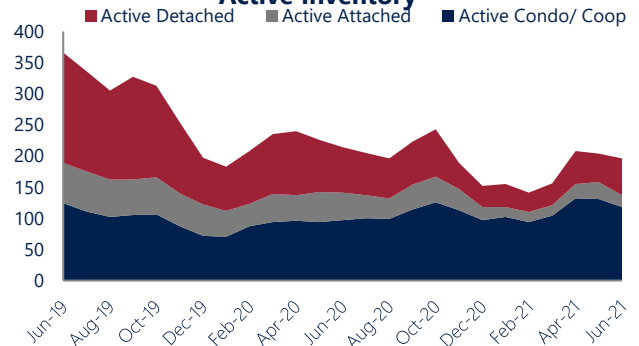
Units Sold

There was an increase in total units sold in June, with 242 sold this month in Rockville. 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 18 units or 8%. The total number of active inventory this June was 196 compared to 214 in June 2020. This month's total of 196 is lower than the previous month's total supply of available inventory of 204, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Rockville Homes was \$500,000. This June, the median sale price was \$551,050, an increase of 10% or \$51,050 compared to last year. The current median sold price is 1% 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.

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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.





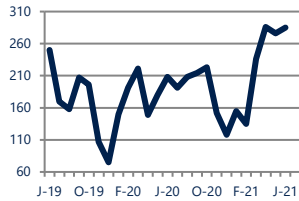
Focus On: Rockville Housing Market

June 2021

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

New Listings

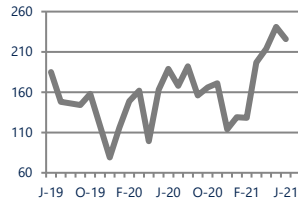
285



Up 37%
Vs. Year Ago

Current Contracts

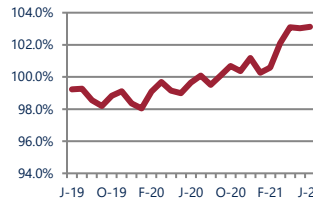
226



Up 20%
Vs. Year Ago

Sold Vs. List Price

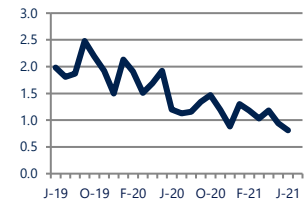
103.1%



Up 3.5%
Vs. Year Ago

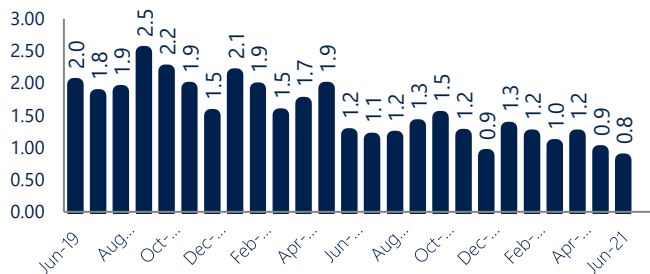
Months of Supply

0.8



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

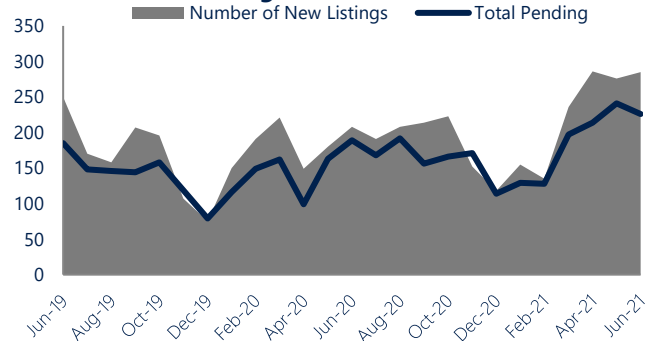
In June, there was 0.8 months of supply available in Rockville, compared to 1.2 in June 2020. That is a decrease of 33% versus a year ago.

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.

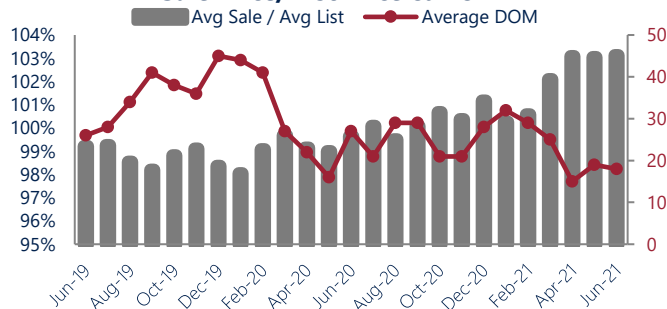
New Listings & Current Contracts

This month there were 285 homes newly listed for sale in Rockville compared to 208 in June 2020, an increase of 37%. There were 226 current contracts pending sale this June compared to 189 a year ago. The number of current contracts is 20% 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 Rockville was 103.1% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 27, a decrease of 33%.



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