

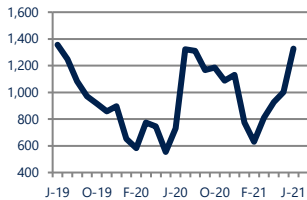


Focus On: **Montgomery County Housing Market**

June 2021

Units Sold

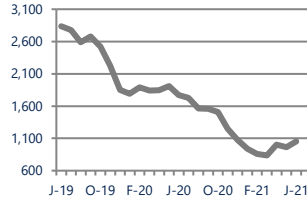
1,326



Up
Vs. Year Ago

Active Inventory

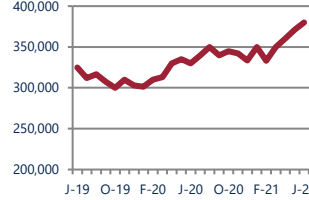
1,054



Down -40%
Vs. Year Ago

Median Sale Price

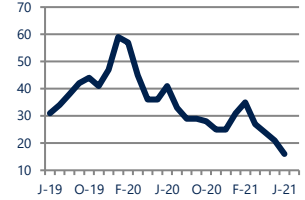
\$380,000



Up 15%
Vs. Year Ago

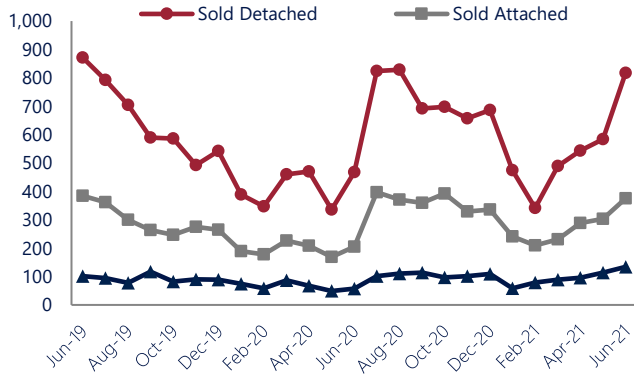
Days On Market

16



Down -61%
Vs. Year Ago

Units Sold*



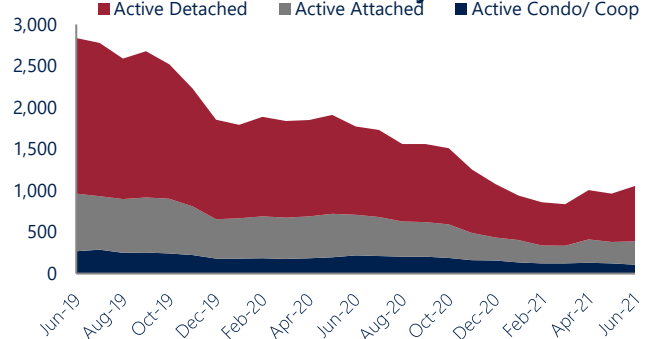
Units Sold

There was an increase in total units sold in June, with 1,326 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 717 units or 40%. The total number of active inventory this June was 1,054 compared to 1,771 in June 2020. This month's total of 1,054 is higher than the previous month's total supply of available inventory of 962, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Montgomery County Homes was \$330,000. This June, the median sale price was \$380,000, an increase of 15% or \$50,000 compared to last year. The current median sold price is 2% 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.



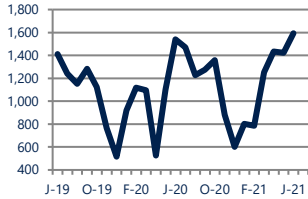
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

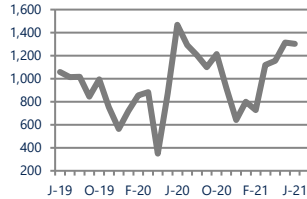
1,593



Up 3%
Vs. Year Ago

Current Contracts

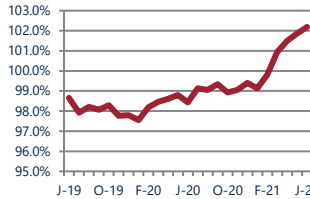
1,303



Down -11%
Vs. Year Ago

Sold Vs. List Price

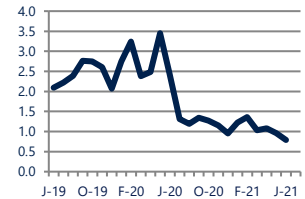
102.2%



Up 3.8%
Vs. Year Ago

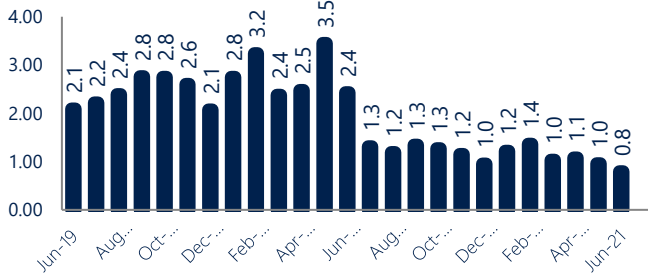
Months of Supply

0.8



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

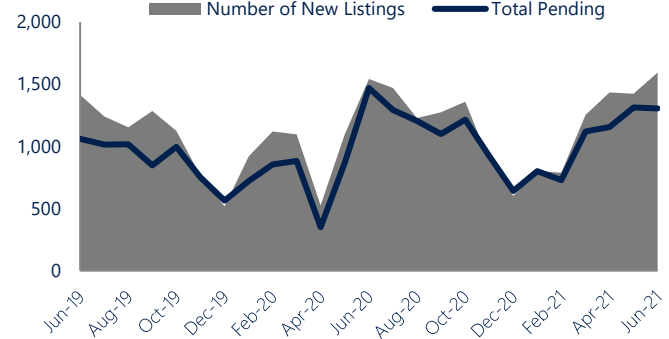
In June, there was 0.8 months of supply available in Montgomery County, compared to 2.4 in June 2020. That is a decrease of 67% versus a year ago.

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.

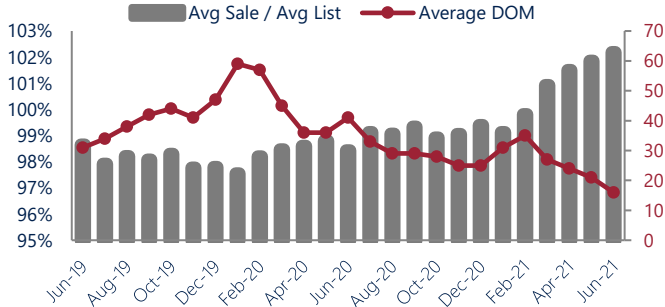
New Listings & Current Contracts

This month there were 1,593 homes newly listed for sale in Montgomery County compared to 1,541 in June 2020, an increase of 3%. There were 1,303 current contracts pending sale this June compared to 1,468 a year ago. The number of current contracts is 11% lower 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 Montgomery County was 102.2% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 41, a decrease of 61%.



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