



THE LONG & FOSTER® MARKETMINUTE



Focus On: Gaithersburg Housing Market

February 2016

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

Units Sold

92

Active Inventory

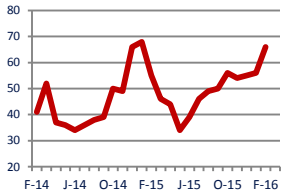
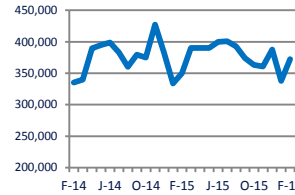
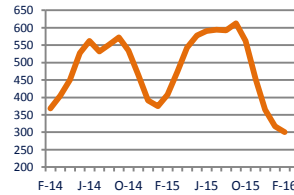
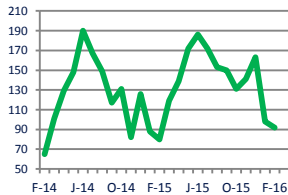
300

Median Sale Price

\$372,450

Days On Market

66

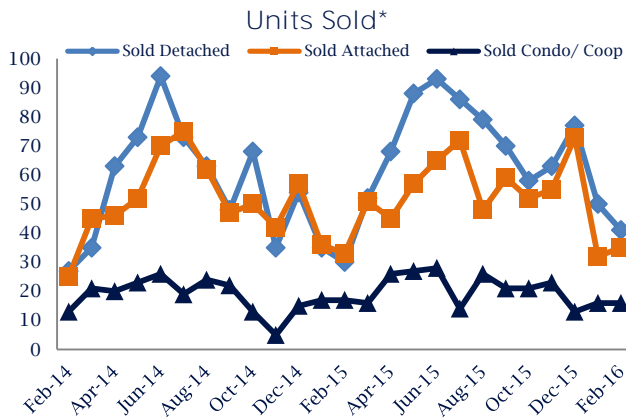


Up 15%
Vs. Year Ago

Down -26%
Vs. Year Ago

Up 6%
Vs. Year Ago

Up 20%
Vs. Year Ago

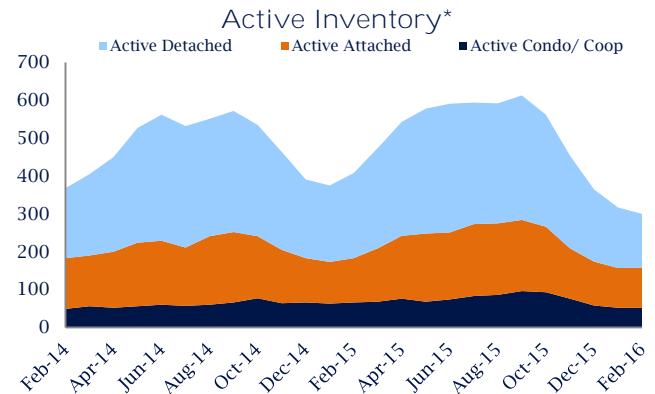


Units Sold

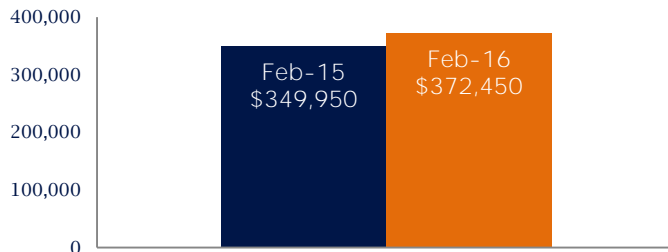
There was a decrease in total units sold in February, with 92 sold this month in Gaithersburg versus 98 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 15% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 108 units or 26%. The total number of active inventory this February was 300 compared to 408 in February 2015. This month's total of 300 is lower than the previous month's total supply of available inventory of 317, a decrease of 5%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Gaithersburg Homes was \$349,950. This February, the median sale price was \$372,450, an increase of 6% or \$22,500 compared to last year. The current median sold price is 10% higher than in January.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





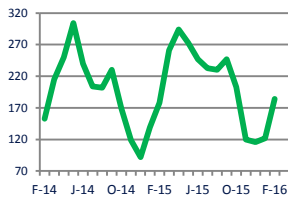
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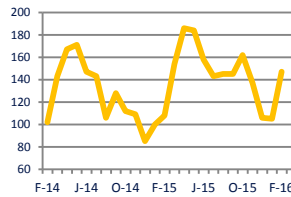
New Listings

184



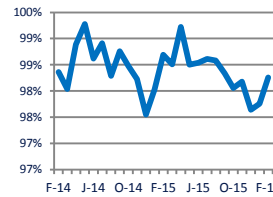
Current Contracts

147



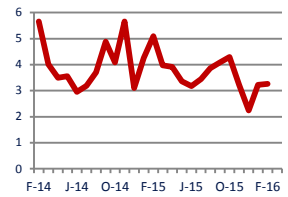
Sold Vs. List Price

98.3%



Months of Supply

3.3



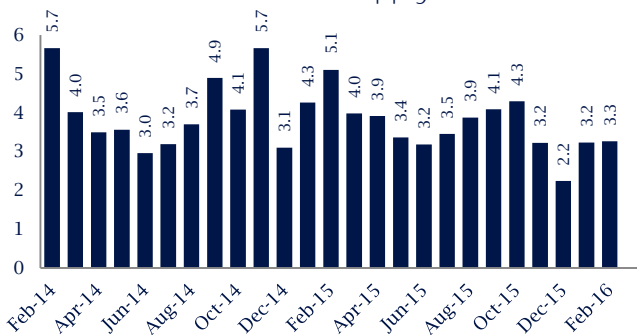
Up 3%
Vs. Year Ago

Up 36%
Vs. Year Ago

No Change
Vs. Year Ago

Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

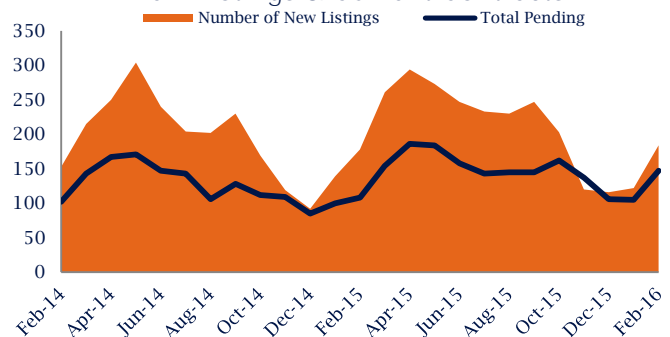
In February, there was 3.3 months of supply available in Gaithersburg, compared to 5.1 in February 2015. That is a decrease of 36% versus a year ago.

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 184 homes newly listed for sale in Gaithersburg compared to 178 in February 2015, an increase of 3%. There were 147 current contracts pending sale this February compared to 108 a year ago. The number of current contracts is 36% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Gaithersburg was 98.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 55, an increase of 20%.

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