



THE LONG & FOSTER® MARKETMINUTE



Focus On: Germantown Housing Market

February 2016

Zip Code(s): 20874 and 20876

Units Sold

65

Active Inventory

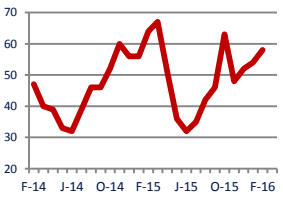
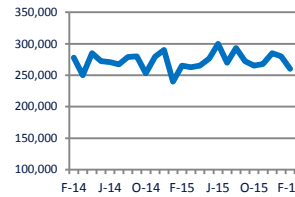
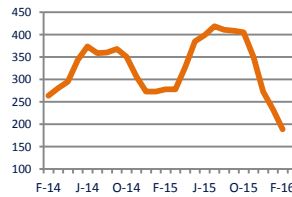
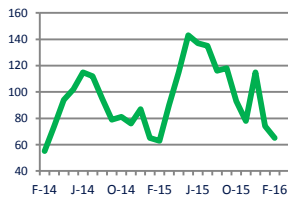
189

Median Sale Price

\$259,900

Days On Market

58

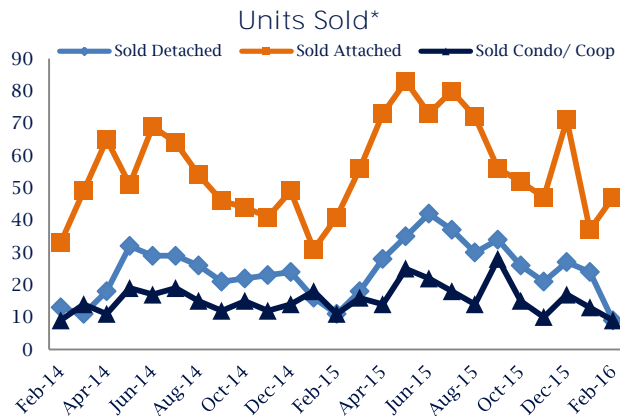


Up 3%
Vs. Year Ago

Down -32%
Vs. Year Ago

Down -2%
Vs. Year Ago

Down -9%
Vs. Year Ago

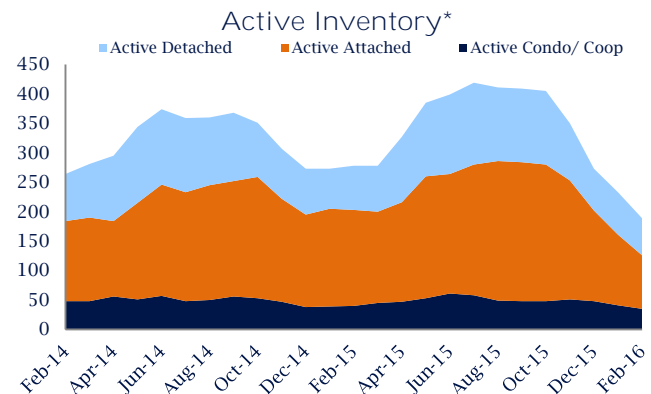


Units Sold

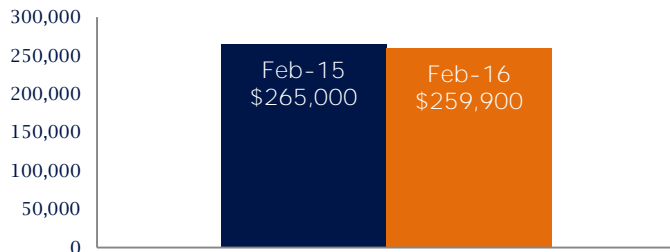
There was a decrease in total units sold in February, with 65 sold this month in Germantown versus 74 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 3% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 32%. The total number of active inventory this February was 189 compared to 278 in February 2015. This month's total of 189 is lower than the previous month's total supply of available inventory of 233, a decrease of 19%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Germantown Homes was \$265,000. This February, the median sale price was \$259,900, a decrease of 2% or \$5,100 compared to last year. The current median sold price is 7% lower 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.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

*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.





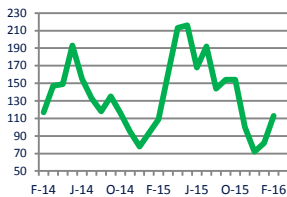
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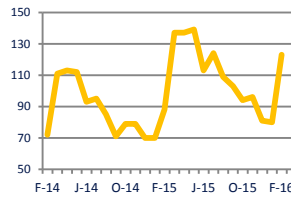
New Listings

113



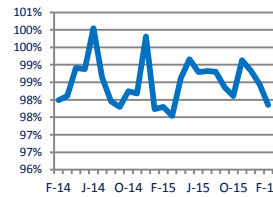
Current Contracts

123



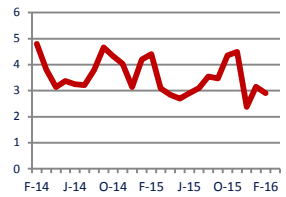
Sold Vs. List Price

97.9%



Months of Supply

2.9



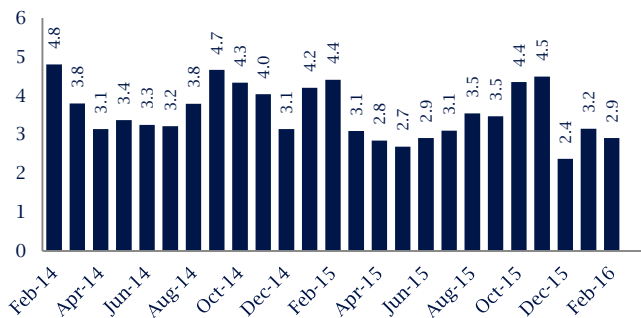
Up 4%
Vs. Year Ago

Up 40%
Vs. Year Ago

No Change
Vs. Year Ago

Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

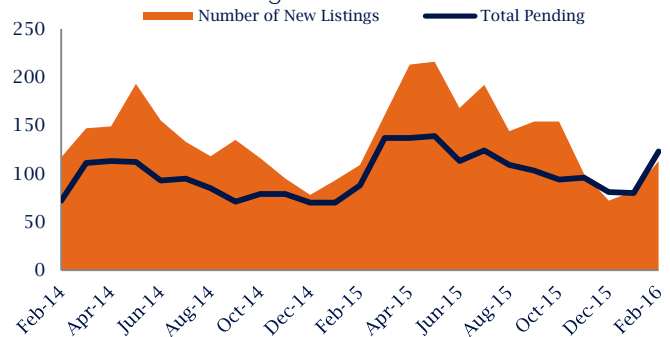
In February, there was 2.9 months of supply available in Germantown, compared to 4.4 in February 2015. That is a decrease of 34% versus a year ago.

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 113 homes newly listed for sale in Germantown compared to 109 in February 2015, an increase of 4%. There were 123 current contracts pending sale this February compared to 88 a year ago. The number of current contracts is 40% 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 Germantown was 97.9% 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 58, lower than the average last year, which was 64, a decrease of 9%.

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