



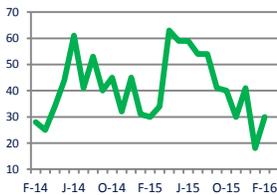
## Focus On: Montgomery Village Housing Market

February 2016

Zip Code(s): 20886

### Units Sold

30



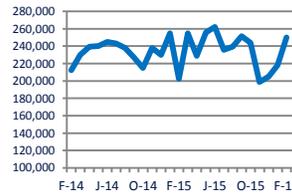
### Active Inventory

83



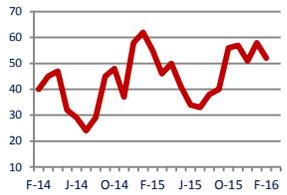
### Median Sale Price

\$250,000



### Days On Market

52



No Change  
Vs. Year Ago

Down -36%  
Vs. Year Ago

Up 23%  
Vs. Year Ago

Down -5%  
Vs. Year Ago

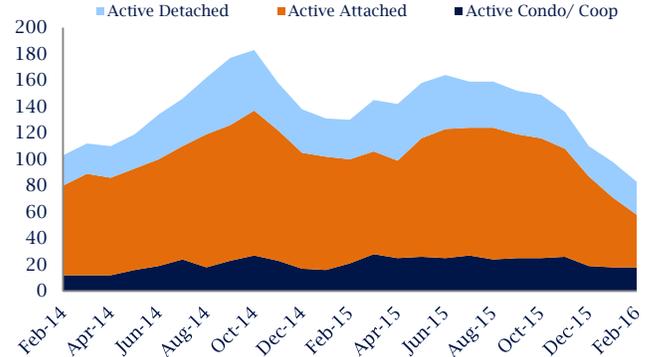
### Units Sold\*



### Units Sold

There was an increase in total units sold in February, with 30 sold this month in Montgomery Village, an increase of 67%. This month's total units sold is similar compared to a year ago.

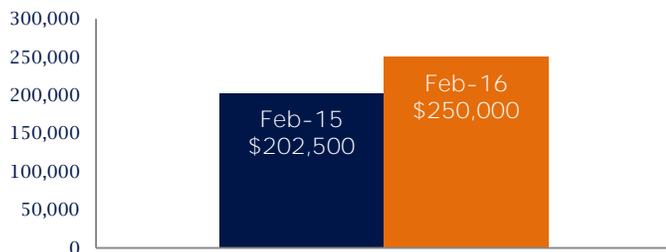
### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 36%. The total number of active inventory this February was 83 compared to 130 in February 2015. This month's total of 83 is lower than the previous month's total supply of available inventory of 98, a decrease of 15%.

### Median Sale Price



### Median Sale Price

Last February, the median sale price for Montgomery Village Homes was \$202,500. This February, the median sale price was \$250,000, an increase of 23% or \$47,500 compared to last year. The current median sold price is 15% 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.

Montgomery Village are defined as properties listed in zip code/s 20886.

\*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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Zip Code(s): 20886

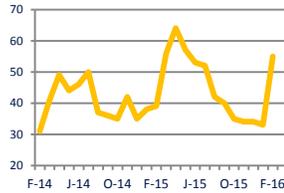
### New Listings

46



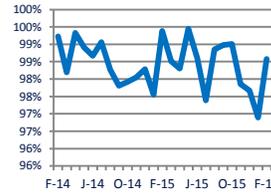
### Current Contracts

55



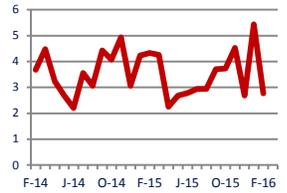
### Sold Vs. List Price

98.6%



### Months of Supply

2.8



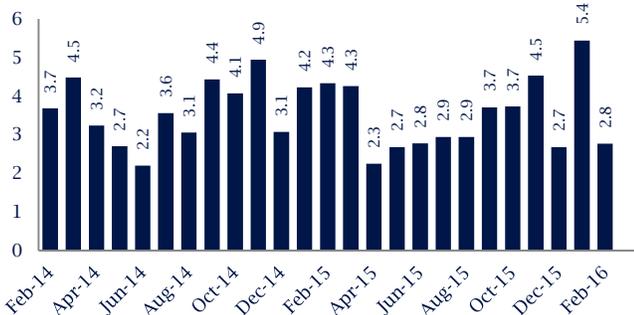
Down -19%  
Vs. Year Ago

Up 41%  
Vs. Year Ago

Down -0.8%  
Vs. Year Ago

Down -36%  
Vs. Year Ago

### Months Of Supply



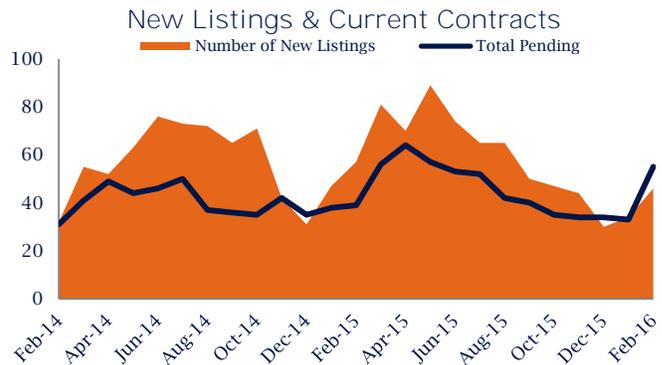
### Months of Supply

In February, there was 2.8 months of supply available in Montgomery Village, compared to 4.3 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 46 homes newly listed for sale in Montgomery Village compared to 57 in February 2015, a decrease of 19%. There were 55 current contracts pending sale this February compared to 39 a year ago. The number of current contracts is 41% higher than last February.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Montgomery Village was 98.6% of the average list price, which is 0.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 55, a decrease of 5%.

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