



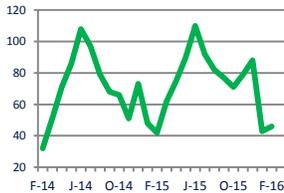
Focus On: North Potomac Housing Market

February 2016

Zip Code(s): 20878

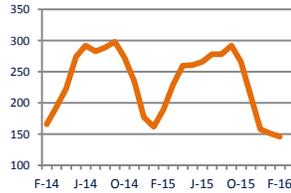
Units Sold

46



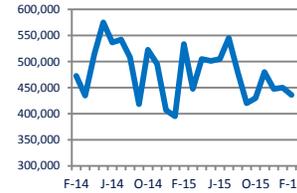
Active Inventory

146



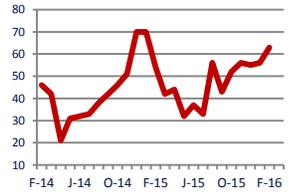
Median Sale Price

\$436,000



Days On Market

63



Up 10%  
Vs. Year Ago

Down -23%  
Vs. Year Ago

Down -18%  
Vs. Year Ago

Up 17%  
Vs. Year Ago

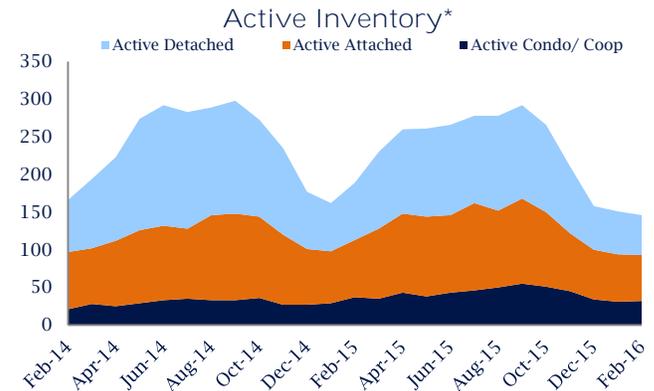


Units Sold

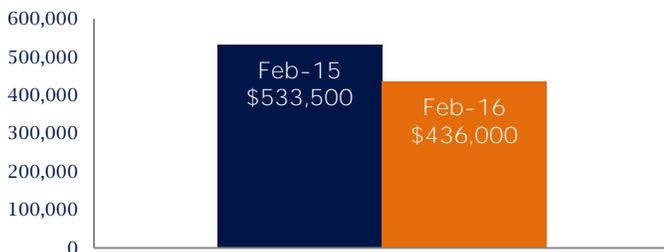
There was an increase in total units sold in February, with 46 sold this month in North Potomac versus 43 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 10% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 23%. The total number of active inventory this February was 146 compared to 189 in February 2015. This month's total of 146 is lower than the previous month's total supply of available inventory of 151, a decrease of 3%.



Median Sale Price



Median Sale Price

Last February, the median sale price for North Potomac Homes was \$533,500. This February, the median sale price was \$436,000, a decrease of 18% or \$97,500 compared to last year. The current median sold price is 3% 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.

North Potomac are defined as properties listed in zip code/s 20878.

\*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.





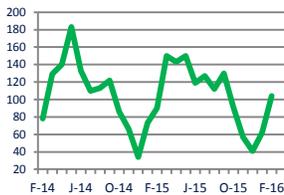
## Focus On: North Potomac Housing Market

February 2016

Zip Code(s): 20878

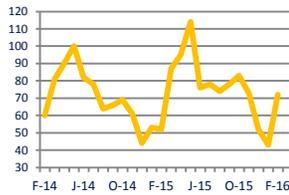
### New Listings

104



### Current Contracts

72



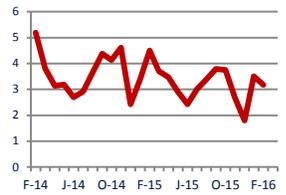
### Sold Vs. List Price

99.0%



### Months of Supply

3.2



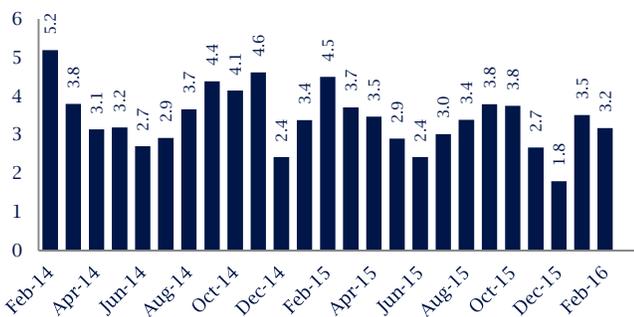
Up 16%  
Vs. Year Ago

Up 38%  
Vs. Year Ago

No Change  
Vs. Year Ago

Down -30%  
Vs. Year Ago

### Months Of Supply



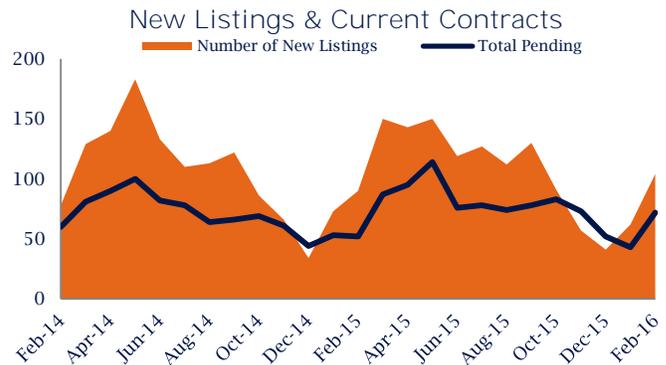
### Months of Supply

In February, there was 3.2 months of supply available in North Potomac, compared to 4.5 in February 2015. That is a decrease of 29% 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 104 homes newly listed for sale in North Potomac compared to 90 in February 2015, an increase of 16%. There were 72 current contracts pending sale this February compared to 52 a year ago. The number of current contracts is 38% higher than last February.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in North Potomac was 99.0% 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 63, higher than the average last year, which was 54, an increase of 17%.

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