October 2016

All Home Types Detached Attached/Townhouse Condo & Coop

Local Market Insight

Rockville, MD



Presented by
Charles Chapman
RE/MAX Realty Services

Email: Charlie@TheEncoreTeam.Net

Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

Web: www.SilverSpringHomeFinder.com

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New Listings 176

-4.3%
from Sep 2016:
184

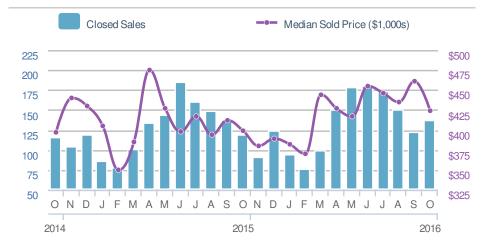
YTD 2016 2015 +/1,954 1,866 4.7%

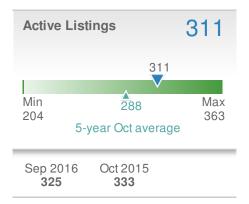
5-year Oct average: 154

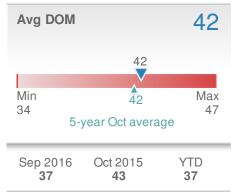
New Pendings		144			
4.3% from Sep 2016: 138		21.0% from Oct 2015: 119			
YTD	2016 1,550	2015 1,490	+/- 4.0%		
5-year Oct average: 136					

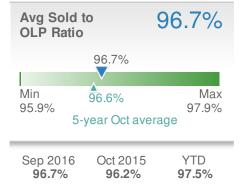












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Closed Sales		75			
11.9% from Sep 2016:		29.3% from Oct 2015: 58			
YTD	2016 725	2015 704	+/- 3.0%		
5-year Oct average: 63					

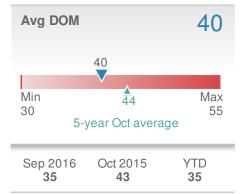


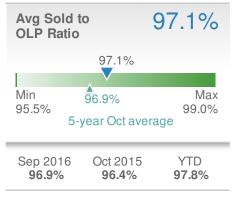
Summary

In Rockville, MD, the median sold price for Detached properties for October was \$466,000, representing a decrease of 12.9% compared to last month and an increase of 5.6% from Oct 2015. The average days on market for units sold in October was 40 days, 8% below the 5-year October average of 44 days. There was a 6.6% month over month increase in new contract activity with 81 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 105; and a 9.7% decrease in supply to 140 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in September and an increase from 0.53 in October 2015. The Contract Ratio is 10% lower than the 5-year October average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







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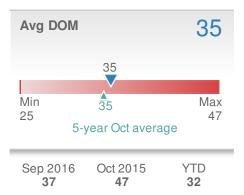


Summary

In Rockville, MD, the median sold price for Attached/Townhouse properties for October was \$550,000, representing a decrease of 9.5% compared to last month and a decrease of 3.5% from Oct 2015. The average days on market for units sold in October was 35 days, 1% above the 5-year October average of 35 days. There was no month over month change in new contract activity with 19 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from September) to 31; and a 10.9% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.59 in September and an increase from 0.47 in October 2015. The Contract Ratio is 1% higher than the 5-year October average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







October 2016

Rockville, MD - Condo & Coop

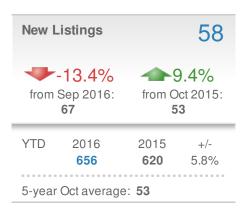
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New Pendings		44			
2.3% from Sep 2016:		7.3% from Oct 2015:			
YTD	2016 488	2015 473	+/- 3.2%		
5-year Oct average: 45					





Summary

In Rockville, MD, the median sold price for Condo & Coop properties for October was \$276,000, representing a decrease of 16.4% compared to last month and a decrease of 7.2% from Oct 2015. The average days on market for units sold in October was 49 days, 22% above the 5-year October average of 40 days. There was a 2.3% month over month increase in new contract activity with 44 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 56; and a 3.2% decrease in supply to 120 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.50 in September and a decrease from 0.53 in October 2015. The Contract Ratio is 25% lower than the 5-year October average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

