

## housing monitor: august 2013 median prices

### montgomery county

In August 2013, Montgomery County's median sales price for all housing types—single-family, multifamily, new and pre-owned—was \$417,500, up 11.4 percent, or \$42,772, from the same month last year. August 2013 marks the 12th month where median sale prices were higher than the same month in the prior year. Monthly year-over-year median sale price changes in the latter half of 2013 accelerated from 4.1 percent in June, to 10.4 percent in July, to 11.4 percent in August. In fact, the 11.4 percent median price appreciation between August 2012 and 2013 is the biggest monthly gain relative to the prior year since September 2012.

Accompanying the median sales price appreciation has been a drop in the average number of days it took to sell a home, from 57 days in August 2012 to 41 days in August 2013. In this period, the estimated months of inventory of homes for sale dropped by 20.0 percent, to 2.0 months in August 2013. A housing market with less than a six month supply of homes for sale is considered favorable toward sellers.

In August 2013, about 6 in 10 units sold in the County were single-family detached homes (632), with an average sale price of \$653,145. The remainder were attached homes, town homes or condos, with an average sale price of \$335,487. Over a quarter of home sales (26.7 percent) in August 2013 were under \$300,000, and close to 2 in 5 sales (38.4 percent) were \$500,000 or above.

### region

The median home price for the Washington region was \$415,000 in August 2013, up 7.8 percent from August 2012 (\$385,000). From August 2012 to 2013, monthly

### SALES CHARACTERISTICS

	MEDIAN SALE PRICE			AVG DAYS ON MARKET			MONTHS OF INVENTORY*		
	Aug 12	Aug 13	% Change	Aug 12	Aug 13	% Change	Aug 12	Aug 13	% Change
Washington Region	\$385,000	\$415,000	7.8%	56	37	-33.9%	2.3	1.8	-21.7%
Montgomery	\$374,728	\$417,500	11.4%	57	41	-28.1%	2.5	2.0	-20.0%
Prince George's	\$175,000	\$209,000	19.4%	87	51	-41.4%	3.1	2.4	-22.6%
Washington, D.C.	\$439,000	\$461,000	5.0%	56	39	-30.4%	2.2	1.5	-31.8%
Fairfax	\$440,000	\$468,000	6.4%	42	28	-33.3%	1.8	1.6	-11.1%
Fairfax City	\$437,000	\$479,000	9.6%	77	47	-39.0%	1.9	1.3	-31.6%
Arlington	\$512,000	\$500,000	-2.3%	50	29	-42.0%	1.9	1.4	-26.3%
Fall Church City	\$545,000	\$580,000	6.4%	38	38	0.0%	1.3	1.1	-15.4%
Alexandria City	\$484,000	\$476,250	-1.6%	52	28	-46.2%	2.1	1.8	-14.3%
Howard	\$378,950	\$400,100	5.6%	70	41	-41.4%	3.2	3.0	-6.3%
Frederick	\$280,000	\$262,995	-6.1%	78	55	-29.5%	3.3	3.0	-9.1%
Loudoun	\$377,000	\$435,000	15.4%	50	43	-14.0%	2.9	2.5	-13.8%
Maryland	\$255,498	\$272,895	6.8%			no data	5.2	4.0	-23.1%
United States**	\$166,920	\$188,450	12.9%	81	62	-23.5%	4.9	4.4	-10.2%

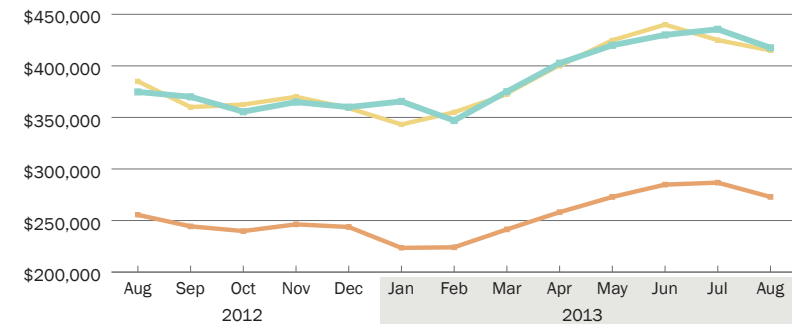
\*Months of inventory is calculated using the total active listings divided by the number of sales for that corresponding month.

\*\*The months of inventory for the United States is calculated independently in the August 2012 and 2013 Re/Max National Housing Report.

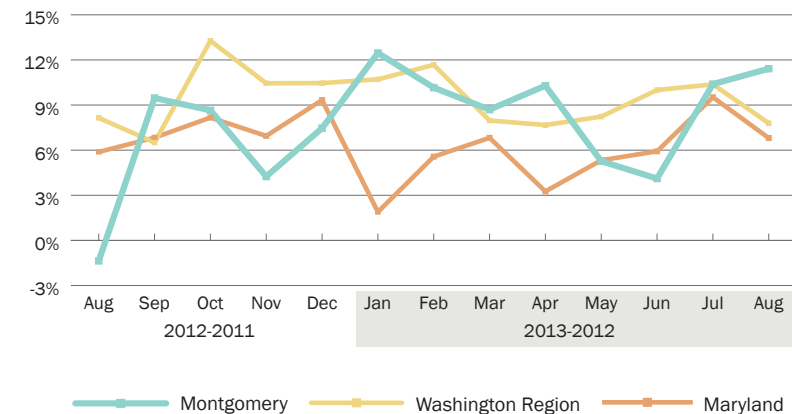
**The median sales price for all housing types in Montgomery County increased from a year ago by \$42,772, or 11.4 percent, to \$417,500.**

Median sales prices have consistently been higher than the same month the prior year. Unlike Montgomery County, the region's median sales price gains moderated from 10.4 percent in the July 2012 to 2013 period to 7.8 percent in the August 2012 to 2013 period. In the Washington region, it took an average of 37 days to sell a home last August, with 1.8 months of supply on the market.

### MEDIAN SALE PRICES



### SAME MONTH SALE PRICE DIFFERENCE FROM PREVIOUS YEAR



Sources: Metropolitan Regional Information System (MRIS) monthly statistics for counties in the Mid-Atlantic Region; Washington Region includes the City of Alexandria, Arlington County, Fairfax City, Fairfax County, Falls Church City, Montgomery County, Prince George's County, and the District of Columbia; State of Maryland statistics are from the Maryland Association of Realtors (MAR) Monthly Housing Statistics; national statistics are from the Associated Press/REMAX monthly National Housing Reports.

## state and nation

Montgomery County's median sales price is well above Maryland's median of \$272,895 in August 2013, a 6.8 percent increase from a year ago (\$255,498). From August 2012 to 2013, Maryland's monthly median sales prices were higher each month than the same month the previous year. Meanwhile, the national median price was \$188,450, up 12.9 percent from August 2012 (\$166,920). Additionally, the number of national home sales increased by 6.5 percent from a year ago.

## montgomery county and metro trends

Almost all jurisdictions in the Washington region saw home prices rise between August 2012 and 2013, except for Arlington County and the City of Alexandria. Montgomery County's median sales price increase of 11.4 percent was well above the Washington region's uptick of 7.8 percent. The County also had the second highest percentage price appreciation in the Washington region. Likewise, Montgomery County's median price appreciation of \$42,772 from August 2012 and 2013 was above the Washington region's median increase of \$30,000.

Median sales prices and percentage sales price increases for the Washington region and select counties outside the region—Howard, Frederick, and Loudoun Counties—display a noticeable spatial pattern. The Northern Virginia localities in the Washington region and in Loudoun County all had higher median sales prices in August 2013 than those in suburban Maryland, including Howard and Frederick Counties and the Washington region's Montgomery and Prince George's Counties. These Maryland jurisdictions had median sales prices that ranged from \$209,000 in Prince George's County to \$417,500 in Montgomery County. Meanwhile, Northern Virginia counties had higher median sales prices that ranged from \$435,000 in Loudoun County to \$580,000 in the City of Falls Church. The Washington D.C. median sales price of \$461,000 aligns with that of Northern Virginia localities.

From August 2012 to 2013, Prince George's and Loudoun Counties had the highest median sales price appreciation, above 11.5 percent. These two counties also have the relatively lowest August 2012 and 2013 median sales prices in their respective regions. At the same time, the Washington core jurisdictions of Washington, D.C., Arlington County, and the City of Alexandria had negative or some of the slowest median sales price growth rates. Interestingly, outer suburban Howard and Frederick Counties share the Washington core's negative to weak median sales price appreciation. Montgomery County, with a median sales price increase of 11.4 percent, occupies the very upper-end of a middle-band growth rate shared with Fairfax County and the Cities of Falls Church and Fairfax.

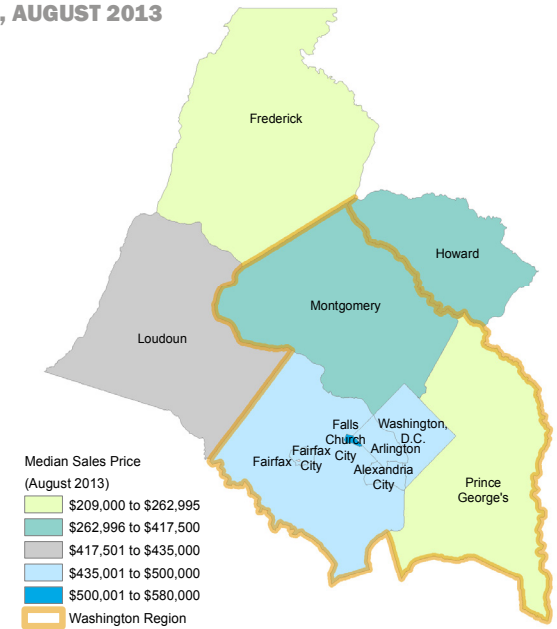
## ACTIVE RESIDENTIAL LISTINGS

	Aug 12	Aug 13	Change	% Change
Washington Region	9,191	8,301	-890	-9.7%
Montgomery	2,345	2,169	-176	-7.5%
Prince George's	2,155	1,730	-425	-19.7%
Washington, D.C.	1,339	1,097	-242	-18.1%
Fairfax	2,448	2,451	3	0.1%
Arlington	459	393	-66	-14.4%
Alexandria City	368	388	20	5.4%
Howard	1,036	952	-84	-8.1%
Frederick	849	937	88	10.4%
Loudoun	1,410	1,447	37	2.6%
Maryland	26,949	24,491	-2,458	-9.1%

One explanation for the monthly year-over-year median price appreciation in Montgomery County and the Washington region for the last 11 months is a declining supply of houses for sale. Montgomery County had 176 fewer active residential listings in August 2013 than it did a year ago, a decline of 7.5 percent. Region-wide, there were 890 fewer listings in August than last year. The upwards sales price

pressure caused by the shortfall in for-sale housing supply was compounded by rising interest rates. According to Freddie Mac's Primary Mortgage Market Survey for 30-year fixed rate mortgages, interest rates have risen from 3.41 percent in January, to an eight-month high of 4.46 percent in August 2013.

## MEDIAN SALES PRICES, AUGUST 2013



## PERCENT CHANGE IN MEDIAN SALES PRICES, AUGUST 2012-13

