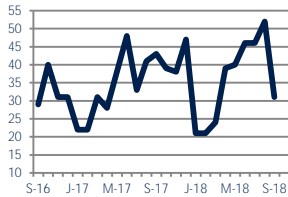


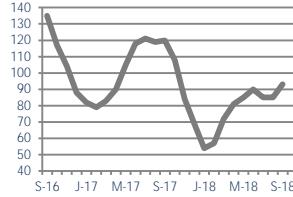
Zip Code(s): 20866, 20868 and 20905

**Units Sold**  
31



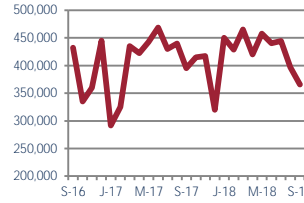
**Down**  
Vs. Year Ago

**Active Inventory**  
93



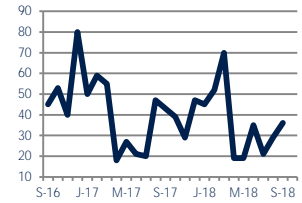
**Down -22%**  
Vs. Year Ago

**Median Sale Price**  
\$365,900



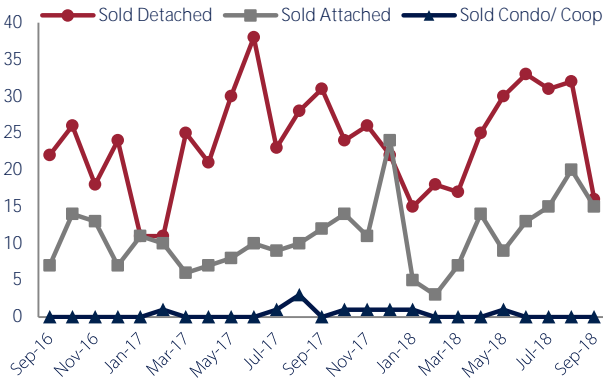
**Down -7%**  
Vs. Year Ago

**Days On Market**  
36



**Down -16%**  
Vs. Year Ago

**Units Sold\***



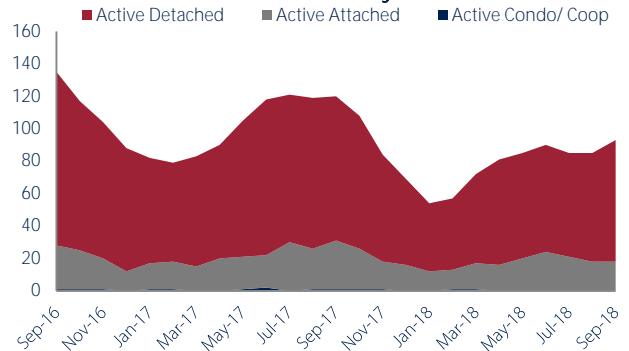
**Units Sold**

With relatively few transactions, there was a decrease in total units sold in September, with 31 sold this month in Burtonsville, Spencerville, and Northern Silver Spring. This month's total units sold was lower than at this time last year, a decrease from September 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 27 units or 23%. The total number of active inventory this September was 93 compared to 120 in September 2017. This month's total of 93 is higher than the previous month's total supply of available inventory of 85, an increase of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Burtonsville, Spencerville, and Northern Silver Spring Homes was \$395,000. This September, the median sale price was \$365,900, a decrease of 7% or \$29,100 compared to last year. The current median sold price is 8% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Burtonsville, Spencerville, and Northern Silver Spring are defined as properties listed in zip code/s 20866, 20868 and 20905.

\*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.





# The Long & Foster Market Minute™

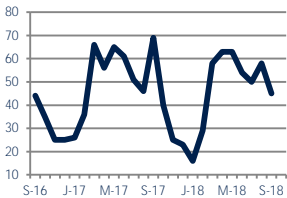
**Focus On:** Burtonsville, Spencerville, and Northern Silver Spring Housing Market

September 2018

Zip Code(s): 20866, 20868 and 20905

## New Listings

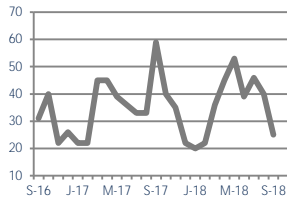
45



**Down -35%**  
Vs. Year Ago

## Current Contracts

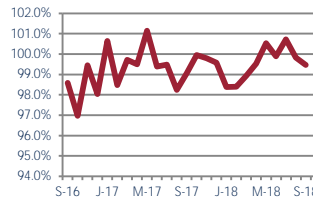
25



**Down -58%**  
Vs. Year Ago

## Sold Vs. List Price

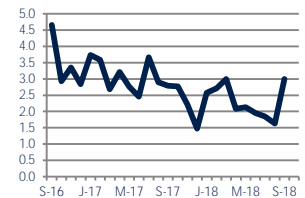
99.5%



**No Change**  
Vs. Year Ago

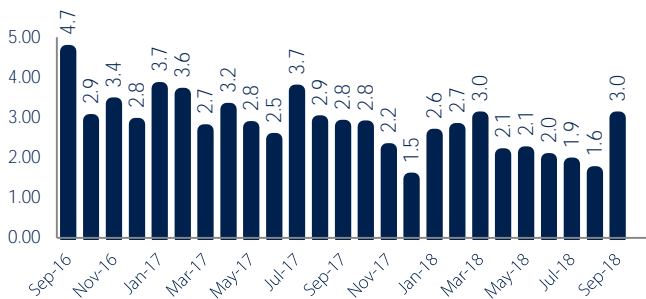
## Months of Supply

3.0



**Up 8%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

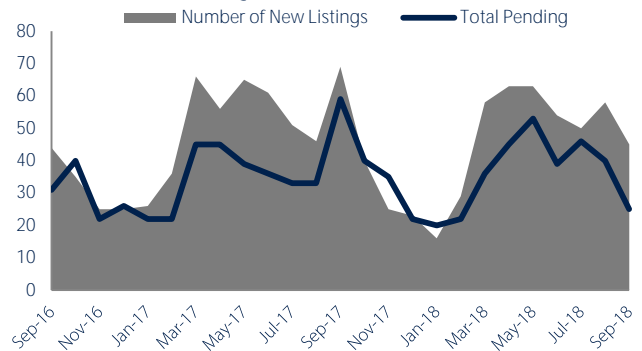
In September, there was 3.0 months of supply available in Burtonsville, Spencerville, and Northern Silver Spring, compared to 2.8 in September 2017. That is an increase of 7% versus a year ago.

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.

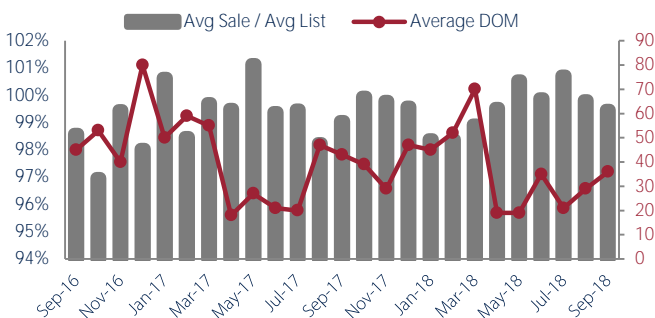
## New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Burtonsville, Spencerville, and Northern Silver Spring compared to 69 in September 2017, a decrease of 35%. There were 25 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 58% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Burtonsville, Spencerville, and Northern Silver Spring was 99.5% 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 36, lower than the average last year, which was 43, a decrease of 16%.



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