



# The Long & Foster Market Minute™

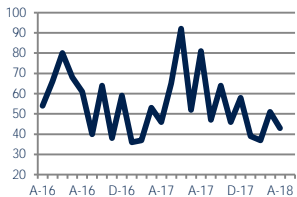
Focus On: **Damascus and Clarksburg Housing Market**

April 2018

Zip Code(s): 20872 and 20871

## Units Sold

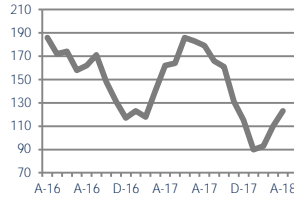
43



Down -7%  
Vs. Year Ago

## Active Inventory

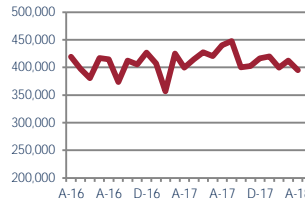
123



Down -24%  
Vs. Year Ago

## Median Sale Price

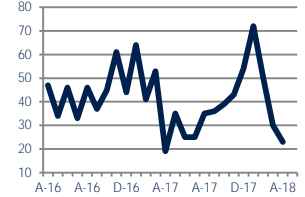
\$395,000



Down -1%  
Vs. Year Ago

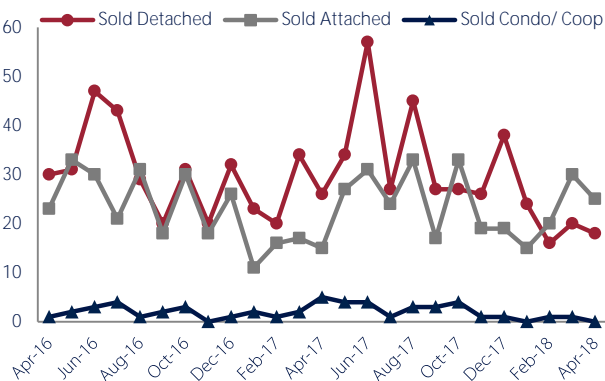
## Days On Market

23



Up 21%  
Vs. Year Ago

## Units Sold\*



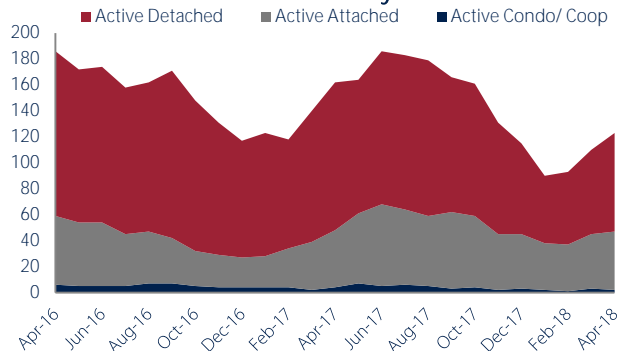
## Units Sold

There was a decrease in total units sold in April, with 43 sold this month in Damascus and Clarksburg versus 51 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 24%. The total number of active inventory this April was 123 compared to 162 in April 2017. This month's total of 123 is higher than the previous month's total supply of available inventory of 110, an increase of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Damascus and Clarksburg Homes was \$399,950. This April, the median sale price was \$395,000, a decrease of 1% or \$4,950 compared to last year. The current median sold price is 4% lower than in March.

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

Damascus and Clarksburg are defined as properties listed in zip code/s 20872 and 20871.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



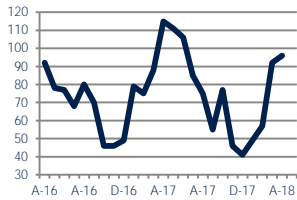
## Focus On: Damascus and Clarksburg Housing Market

April 2018

Zip Code(s): 20872 and 20871

### New Listings

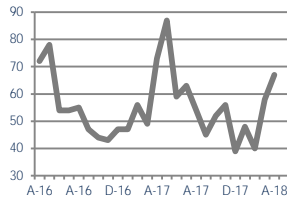
96



Down -17%  
Vs. Year Ago

### Current Contracts

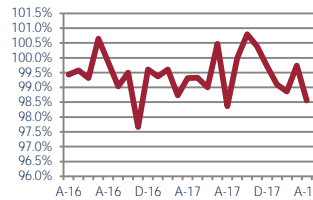
67



Down -8%  
Vs. Year Ago

### Sold Vs. List Price

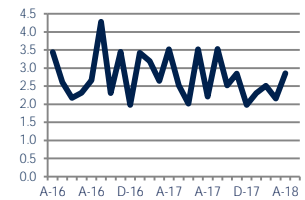
98.6%



Down -0.8%  
Vs. Year Ago

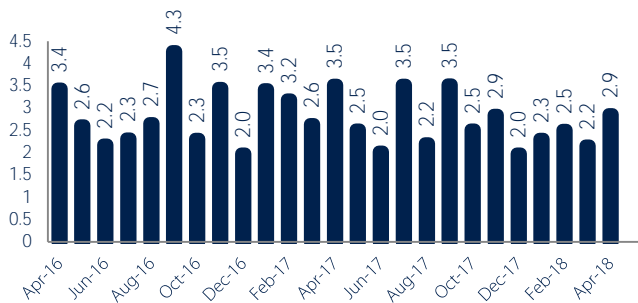
### Months of Supply

2.9



Down -19%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

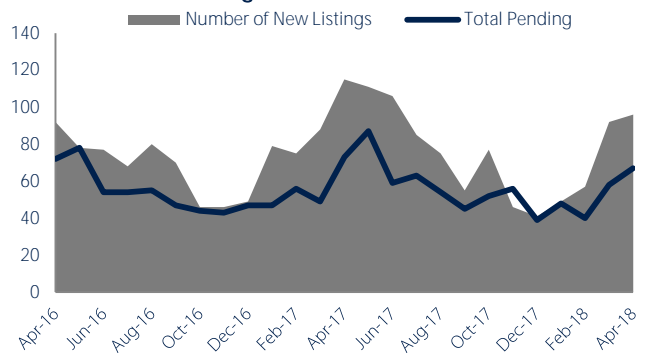
In April, there was 2.9 months of supply available in Damascus and Clarksburg, compared to 3.5 in April 2017. That is a decrease of 19% versus a year ago.

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.

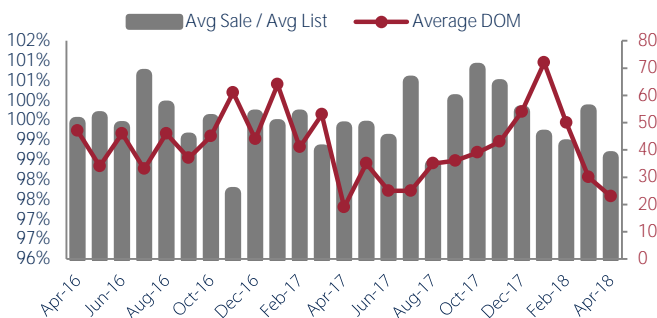
### New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Damascus and Clarksburg compared to 115 in April 2017, a decrease of 17%. There were 67 current contracts pending sale this April compared to 73 a year ago. The number of current contracts is 8% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Damascus and Clarksburg was 98.6% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 19, an increase of 21%.



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