



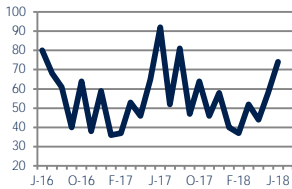
The Long & Foster Market Minute™

Focus On: Damascus and Clarksburg Housing Market

June 2018

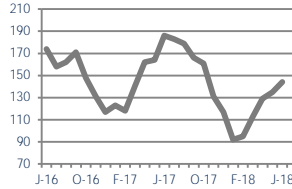
Zip Code(s): 20872 and 20871

Units Sold
74



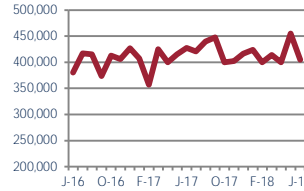
Down -20%
Vs. Year Ago

Active Inventory
144



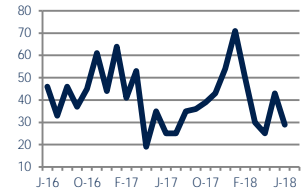
Down -23%
Vs. Year Ago

Median Sale Price
\$405,000



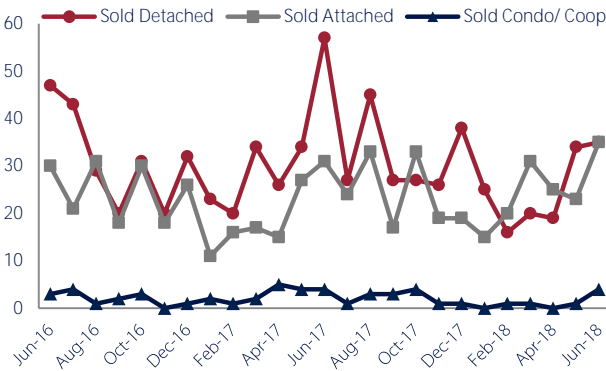
Down -5%
Vs. Year Ago

Days On Market
29



Up 16%
Vs. Year Ago

Units Sold*



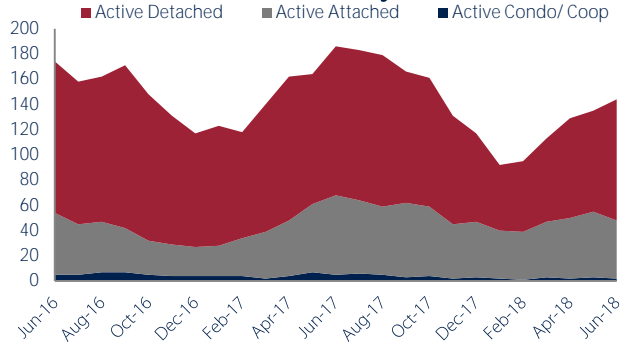
Units Sold

There was an increase in total units sold in June, with 74 sold this month in Damascus and Clarksburg versus 58 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 20% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 23%. The total number of active inventory this June was 144 compared to 186 in June 2017. This month's total of 144 is higher than the previous month's total supply of available inventory of 135, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Damascus and Clarksburg Homes was \$427,500. This June, the median sale price was \$405,000, a decrease of 5% or \$22,500 compared to last year. The current median sold price is 11% lower than in May.

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.



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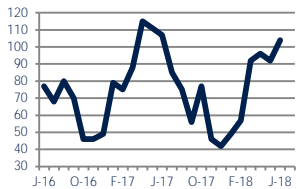
Focus On: Damascus and Clarksburg Housing Market

June 2018

Zip Code(s): 20872 and 20871

New Listings

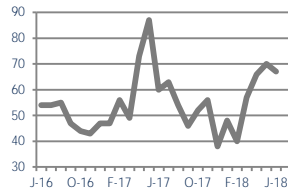
104



Down -3%
Vs. Year Ago

Current Contracts

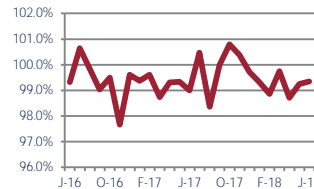
67



Up 12%
Vs. Year Ago

Sold Vs. List Price

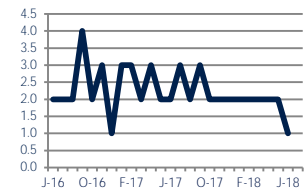
99.3%



No Change
Vs. Year Ago

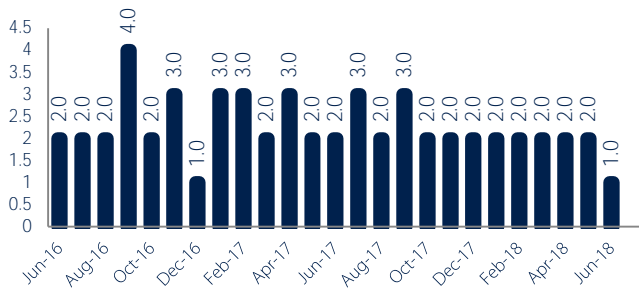
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

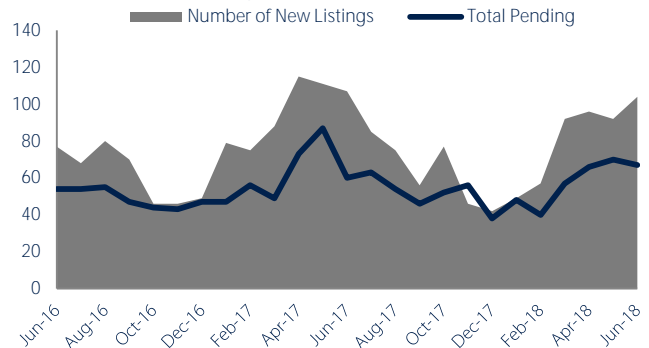
In June, there was 1.9 months of supply available in Damascus and Clarksburg. The amount of supply is similar compared to a year ago.

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.

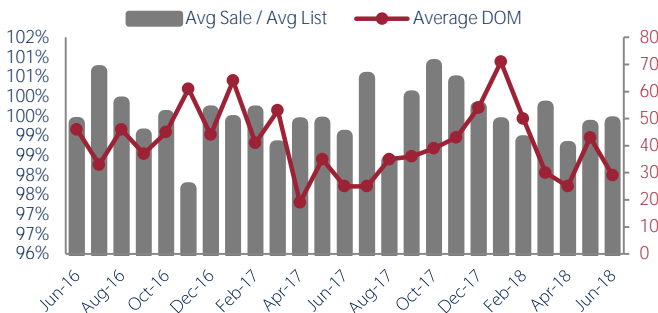
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Damascus and Clarksburg compared to 107 in June 2017, a decrease of 3%. There were 67 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 12% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Damascus and Clarksburg was 99.3% 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 29, higher than the average last year, which was 25, an increase of 16%.



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