

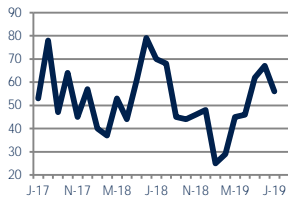
Focus On: Damascus and Clarksburg Housing Market

July 2019

Zip Code(s): 20872 and 20871

Units Sold

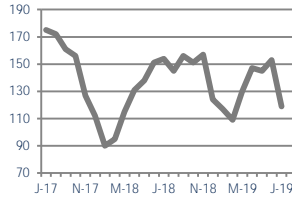
56



Down -20%
Vs. Year Ago

Active Inventory

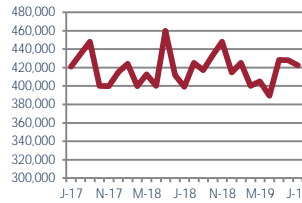
119



Down -23%
Vs. Year Ago

Median Sale Price

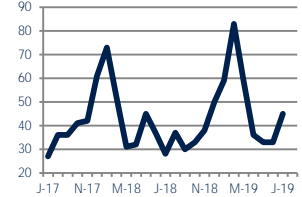
\$422,500



Up 6%
Vs. Year Ago

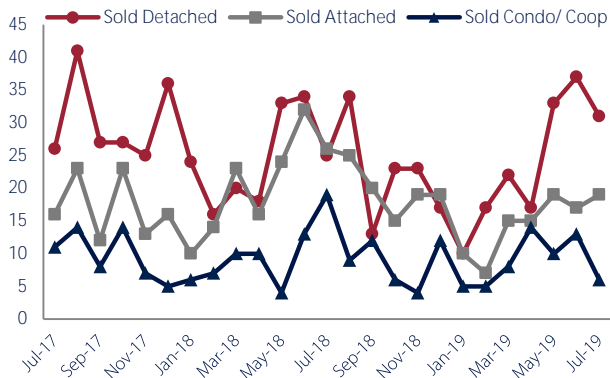
Days On Market

45



Up 61%
Vs. Year Ago

Units Sold*



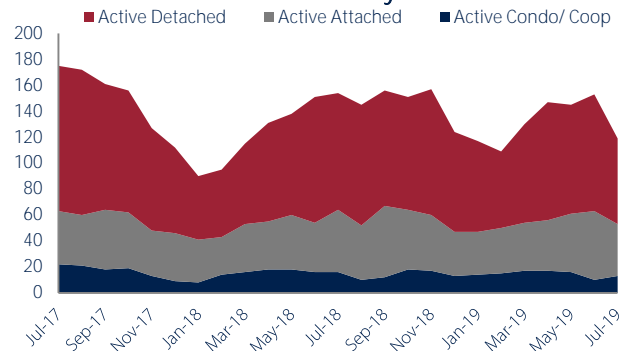
Units Sold

There was a decrease in total units sold in July, with 56 sold this month in Damascus and Clarksburg versus 67 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 20% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 23%. The total number of active inventory this July was 119 compared to 154 in July 2018. This month's total of 119 is lower than the previous month's total supply of available inventory of 153, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Damascus and Clarksburg Homes was \$399,025. This July, the median sale price was \$422,500, an increase of 6% or \$23,475 compared to last year. The current median sold price is 1% lower than in June.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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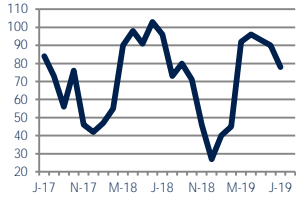
Focus On: Damascus and Clarksburg Housing Market

July 2019

Zip Code(s): 20872 and 20871

New Listings

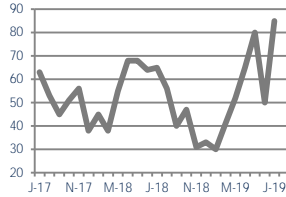
78



Down -19%
Vs. Year Ago

Current Contracts

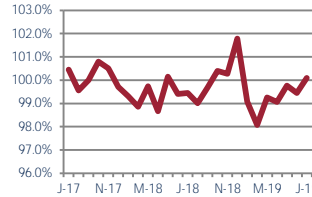
85



Up 31%
Vs. Year Ago

Sold Vs. List Price

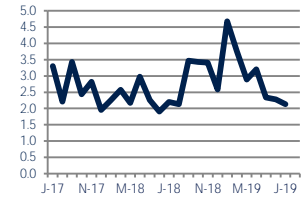
100.1%



Up 0.6%
Vs. Year Ago

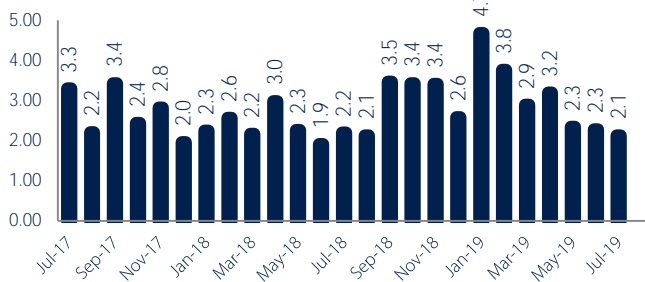
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

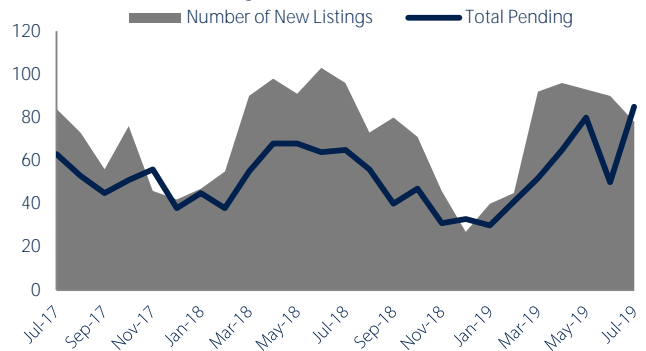
In July, there was 2.1 months of supply available in Damascus and Clarksburg. The amount of supply is similar compared to a year ago.

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.

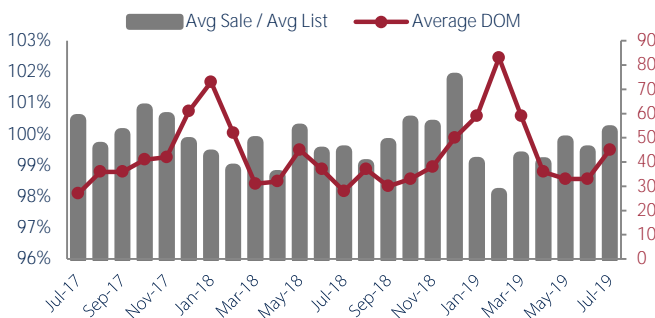
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Damascus and Clarksburg compared to 96 in July 2018, a decrease of 19%. There were 85 current contracts pending sale this July compared to 65 a year ago. The number of current contracts is 31% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Damascus and Clarksburg was 100.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 28, an increase of 61%.



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