



# The Long & Foster Market Minute™

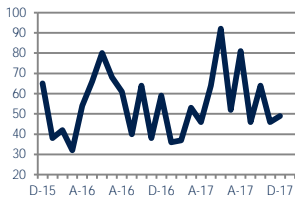
Focus On: **Damascus and Clarksburg Housing Market**

December 2017

Zip Code(s): 20872 and 20871

## Units Sold

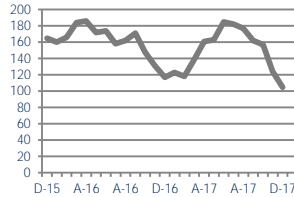
49



Down -17%  
Vs. Year Ago

## Active Inventory

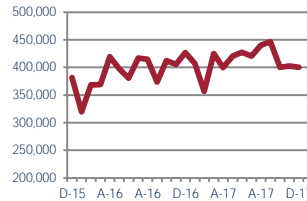
105



Down -10%  
Vs. Year Ago

## Median Sale Price

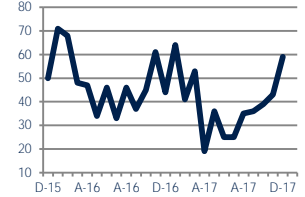
\$400,000



Down -6%  
Vs. Year Ago

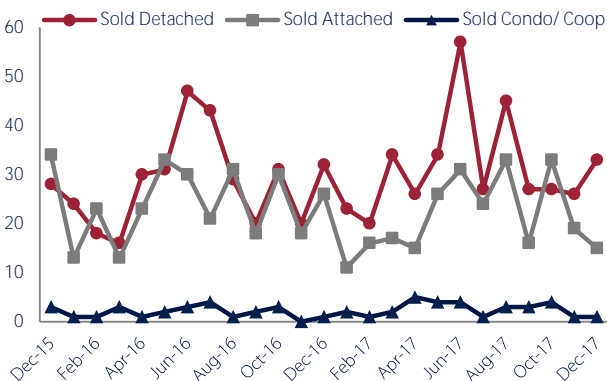
## Days On Market

59



Up 34%  
Vs. Year Ago

## Units Sold\*



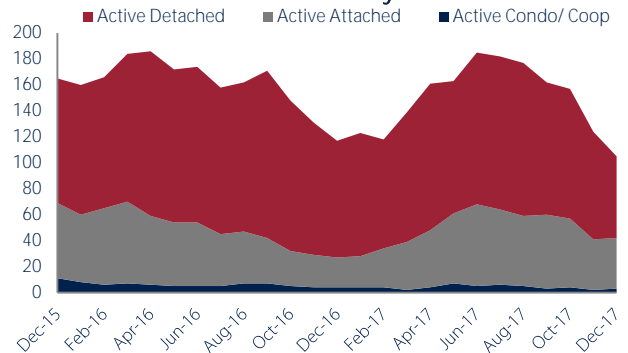
## Units Sold

There was an increase in total units sold in December, with 49 sold this month in Damascus and Clarksburg versus 46 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 17% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 10%. The total number of active inventory this December was 105 compared to 117 in December 2016. This month's total of 105 is lower than the previous month's total supply of available inventory of 124, a decrease of 15%.

## Active Inventory\*

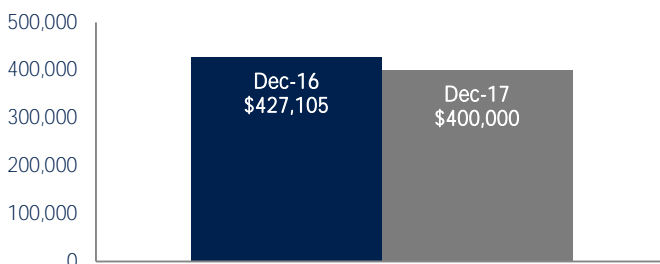


## Median Sale Price

Last December, the median sale price for Damascus and Clarksburg Homes was \$427,105. This December, the median sale price was \$400,000, a decrease of 6% or \$27,105 compared to last year. The current median sold price is 1% lower than in November.

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

## Median Sale Price



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.



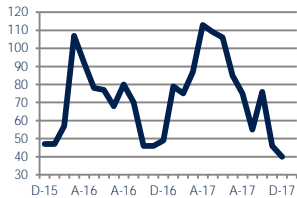
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20872 and 20871

**New Listings**

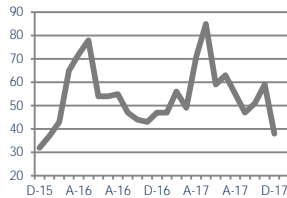
40



**Down -18%**  
Vs. Year Ago

**Current Contracts**

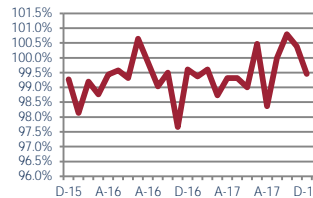
38



**Down -19%**  
Vs. Year Ago

**Sold Vs. List Price**

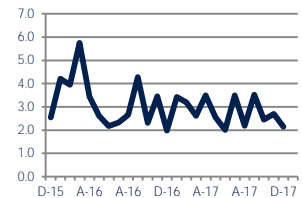
99.5%



**No Change**  
Vs. Year Ago

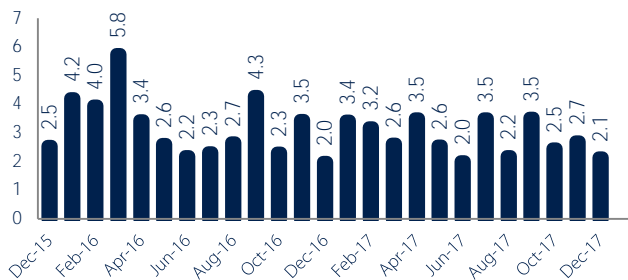
**Months of Supply**

2.1



**Up 8%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

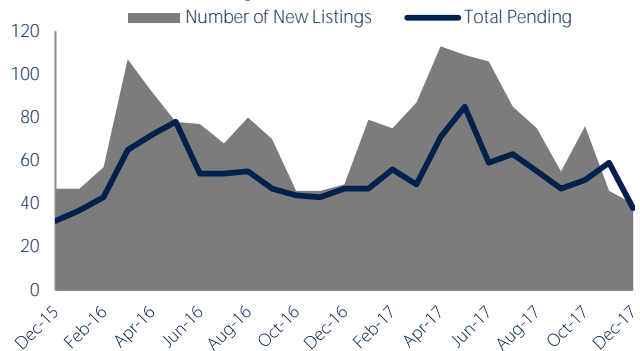
In December, there was 2.1 months of supply available in Damascus and Clarksburg, compared to 2.0 in December 2016. That is an increase of 8% versus a year ago.

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.

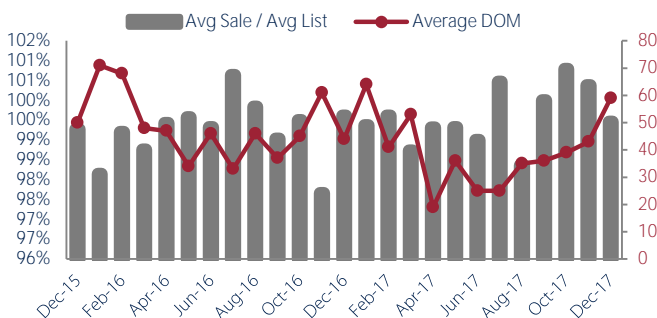
**New Listings & Current Contracts**

This month there were 40 homes newly listed for sale in Damascus and Clarksburg compared to 49 in December 2016, a decrease of 18%. There were 38 current contracts pending sale this December compared to 47 a year ago. The number of current contracts is 19% lower than last December.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In December, the average sale price in Damascus and Clarksburg 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 59, higher than the average last year, which was 44, an increase of 34%.



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