

THE LONG & FOSTER MARKET MINUTE™

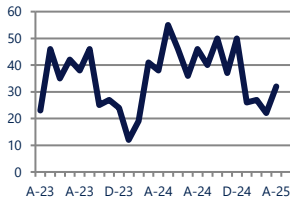
FOCUS ON: **DAMASCUS AND CLARKSBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 20872 and 20871

Units Sold

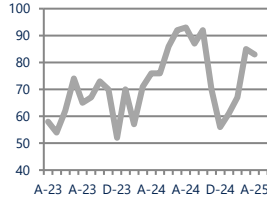
32



Down
Vs. Year Ago

Active Inventory

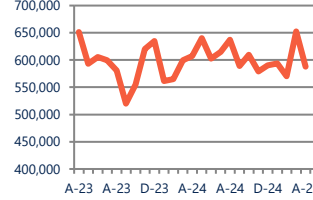
83



Up 9%
Vs. Year Ago

Median Sale Price

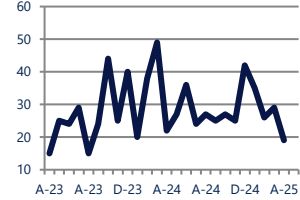
\$587,950



Down -3%
Vs. Year Ago

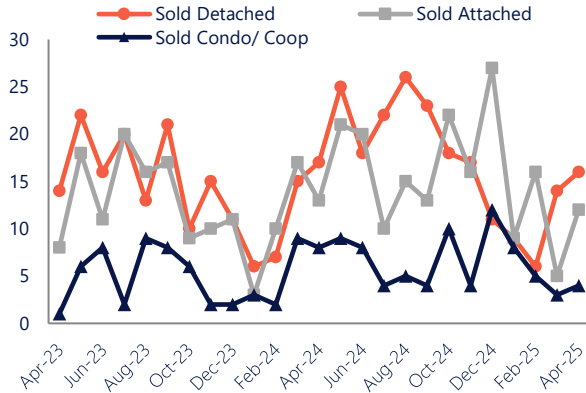
Days On Market

19



Down -14%
Vs. Year Ago

Units Sold*



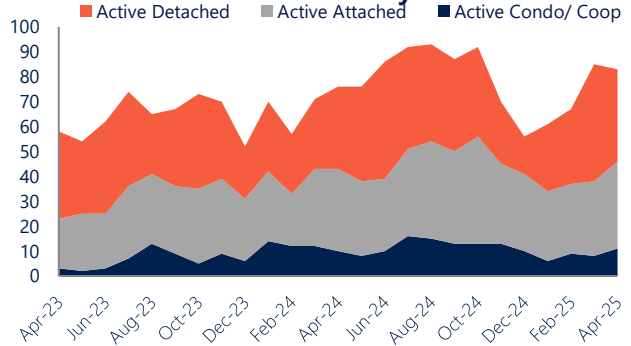
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 32 sold this month in Damascus and Clarksburg. This month's total units sold was lower than at this time last year, a decrease from April 2024.

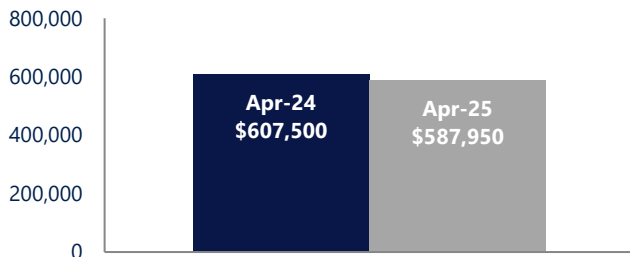
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 9%. The total number of active inventory this April was 83 compared to 76 in April 2024. This month's total of 83 is lower than the previous month's total supply of available inventory of 85, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Damascus and Clarksburg Homes was \$607,500. This April, the median sale price was \$587,950, a decrease of 3% or \$19,550 compared to last year. The current median sold price is 10% 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 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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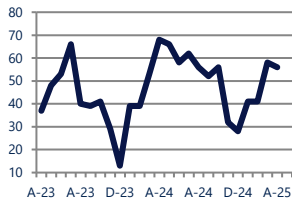
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APRIL 2025

Zip Code(s): 20872 and 20871

New Listings

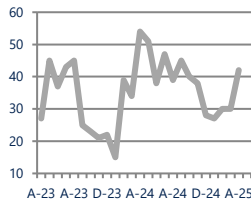
56



Down -18%
Vs. Year Ago

Current Contracts

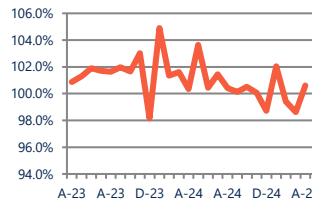
42



Down -22%
Vs. Year Ago

Sold Vs. List Price

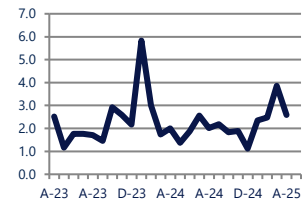
100.6%



No Change
Vs. Year Ago

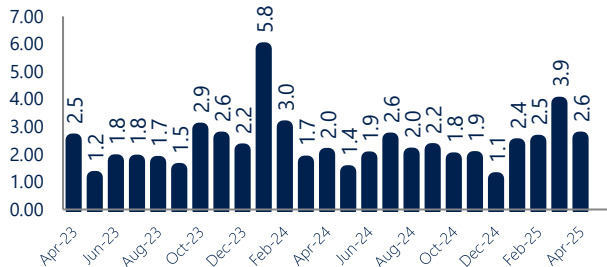
Months of Supply

2.6



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

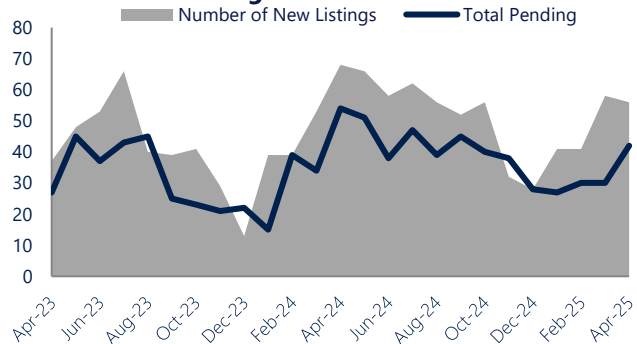
In April, there was 2.6 months of supply available in Damascus and Clarksburg, compared to 2.0 in April 2024. That is an increase of 30% versus a year ago.

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.

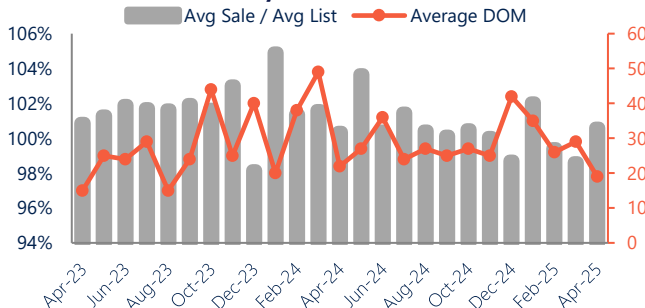
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Damascus and Clarksburg compared to 68 in April 2024, a decrease of 18%. There were 42 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 22% 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 100.6% 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 19, lower than the average last year, which was 22, a decrease of 14%.

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