



The Long & Foster Market Minute™

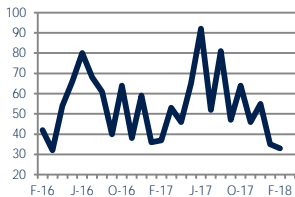
Focus On: Damascus and Clarksburg Housing Market

February 2018

Zip Code(s): 20872 and 20871

Units Sold

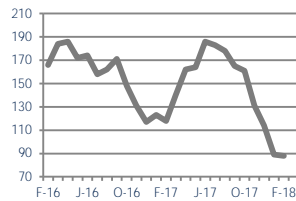
33



Down -11%
Vs. Year Ago

Active Inventory

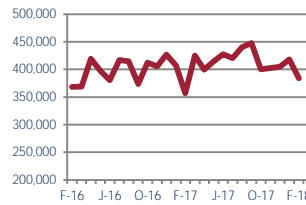
88



Down -25%
Vs. Year Ago

Median Sale Price

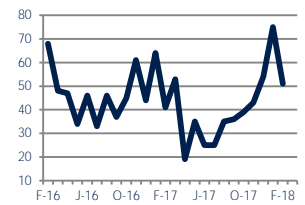
\$384,000



Up 8%
Vs. Year Ago

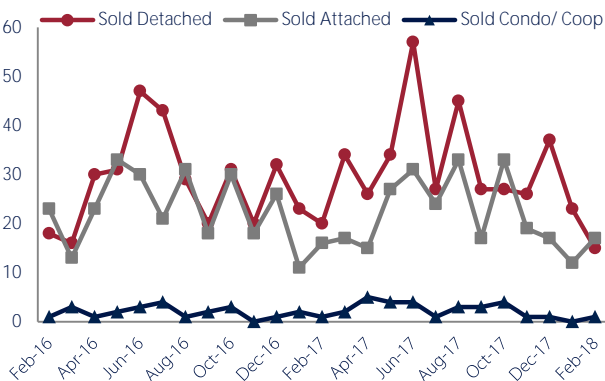
Days On Market

51



Up 24%
Vs. Year Ago

Units Sold*



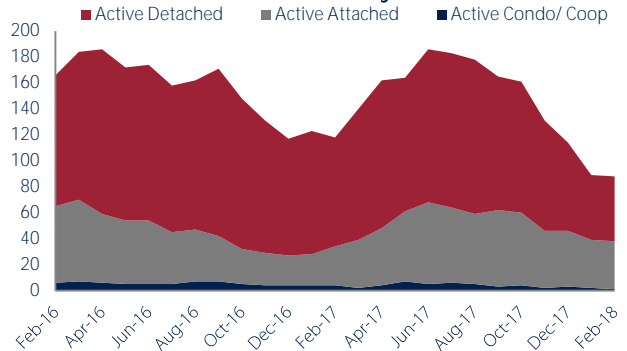
Units Sold

There was a decrease in total units sold in February, with 33 sold this month in Damascus and Clarksburg versus 35 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 11% versus February 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 25%. The total number of active inventory this February was 88 compared to 118 in February 2017. This month's total of 88 is lower than the previous month's total supply of available inventory of 89, a decrease of 1%.

Active Inventory*

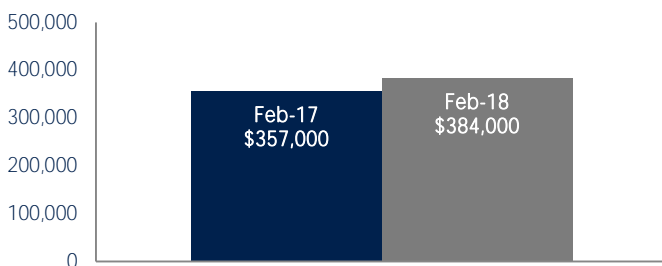


Median Sale Price

Last February, the median sale price for Damascus and Clarksburg Homes was \$357,000. This February, the median sale price was \$384,000, an increase of 8% or \$27,000 compared to last year. The current median sold price is 8% lower than in January.

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

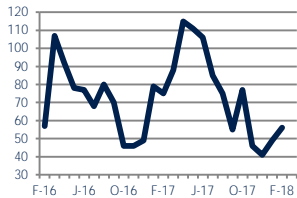




Zip Code(s): 20872 and 20871

New Listings

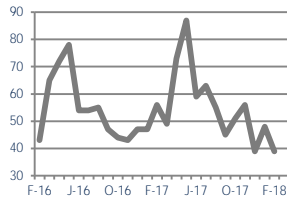
56



Down -25%
Vs. Year Ago

Current Contracts

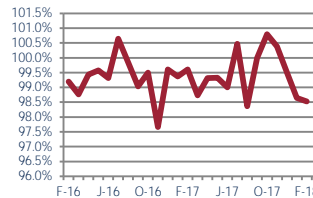
39



Down -30%
Vs. Year Ago

Sold Vs. List Price

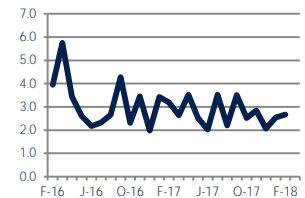
98.5%



Down -1.1%
Vs. Year Ago

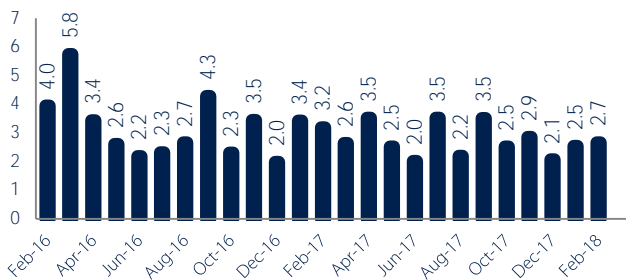
Months of Supply

2.7



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

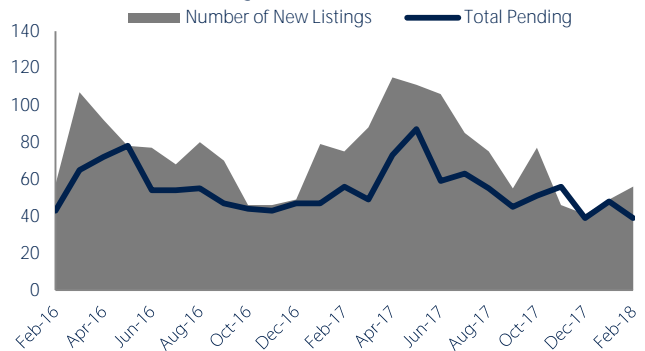
In February, there was 2.7 months of supply available in Damascus and Clarksburg, compared to 3.2 in February 2017. That is a decrease of 16% versus a year ago.

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.

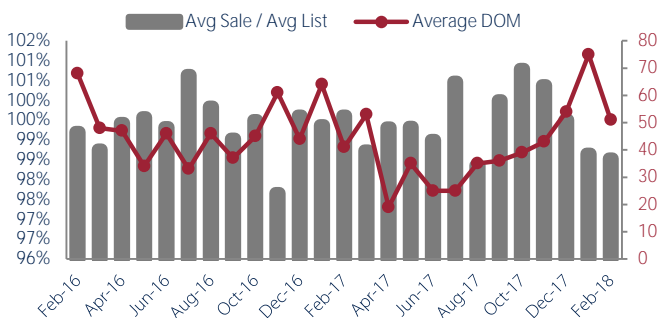
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Damascus and Clarksburg compared to 75 in February 2017, a decrease of 25%. There were 39 current contracts pending sale this February compared to 56 a year ago. The number of current contracts is 30% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Damascus and Clarksburg was 98.5% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 41, an increase of 24%.



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.

