



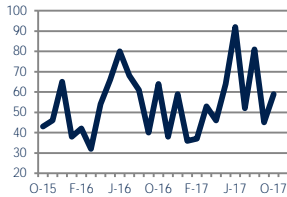
Focus On: Damascus and Clarksburg Housing Market

October 2017

Zip Code(s): 20872 and 20871

Units Sold

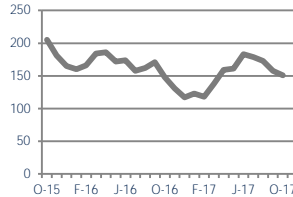
59



Down -8%
Vs. Year Ago

Active Inventory

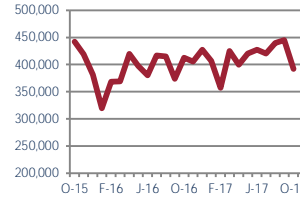
151



Up 2%
Vs. Year Ago

Median Sale Price

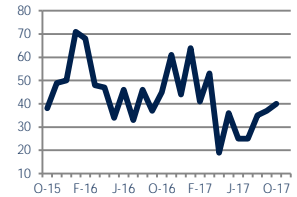
\$392,000



Down -5%
Vs. Year Ago

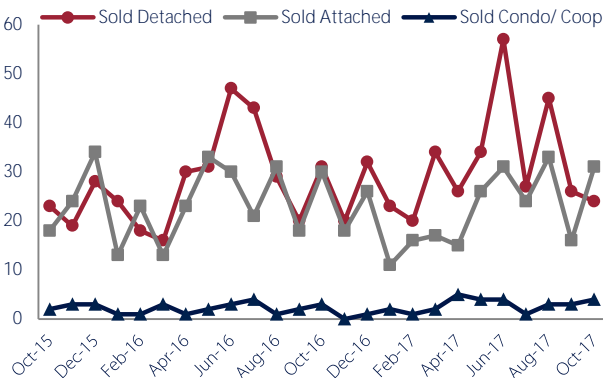
Days On Market

40



Down -11%
Vs. Year Ago

Units Sold*



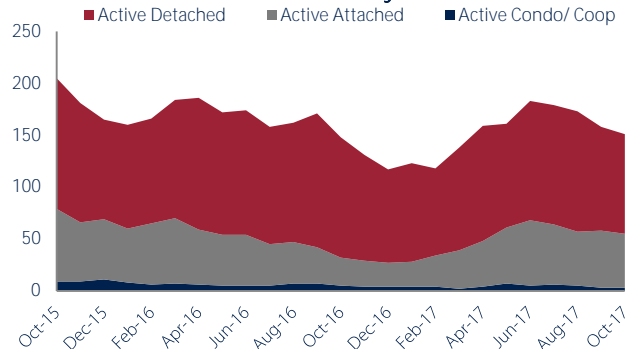
Units Sold

There was an increase in total units sold in October, with 59 sold this month in Damascus and Clarksburg versus 45 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 8% versus October 2016.

Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 2%. The total number of active inventory this October was 151 compared to 148 in October 2016. This month's total of 151 is lower than the previous month's total supply of available inventory of 158, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Damascus and Clarksburg Homes was \$412,500. This October, the median sale price was \$392,000, a decrease of 5% or \$20,500 compared to last year. The current median sold price is 12% lower than in September.

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

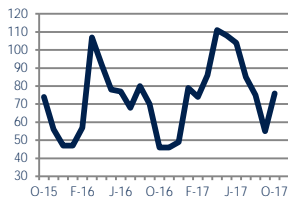
Focus On: Damascus and Clarksburg Housing Market

October 2017

Zip Code(s): 20872 and 20871

New Listings

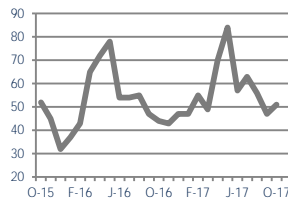
76



Up 65%
Vs. Year Ago

Current Contracts

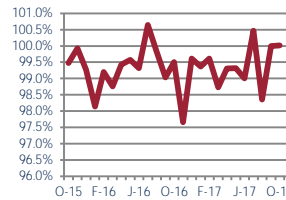
51



Up 16%
Vs. Year Ago

Sold Vs. List Price

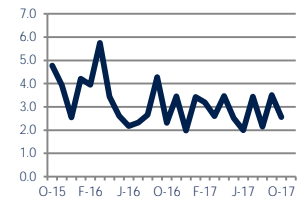
100.0%



Up 0.5%
Vs. Year Ago

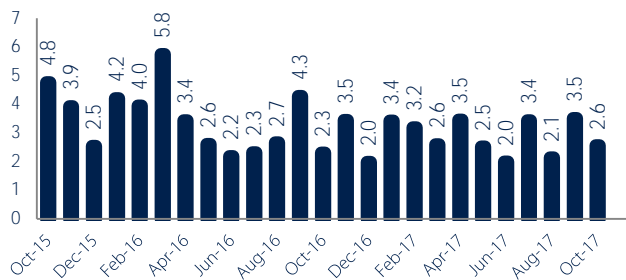
Months of Supply

2.6



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

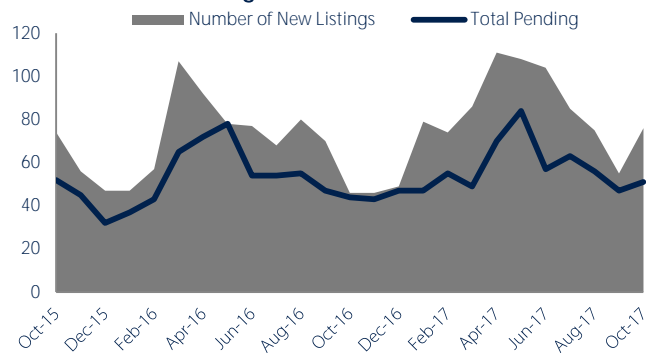
In October, there was 2.6 months of supply available in Damascus and Clarksburg, compared to 2.3 in October 2016. That is an increase of 11% versus a year ago.

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.

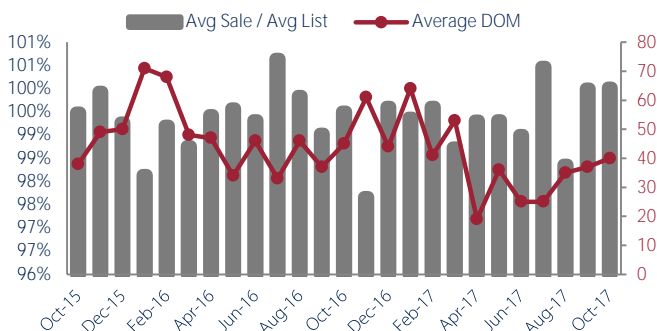
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Damascus and Clarksburg compared to 46 in October 2016, an increase of 65%. There were 51 current contracts pending sale this October compared to 44 a year ago. The number of current contracts is 16% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Damascus and Clarksburg was 100.0% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 45, a decrease of 11%.