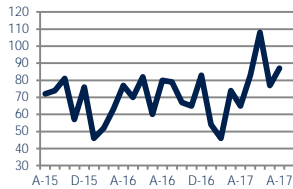


**Focus On: Fort Washington and Accokeek Housing Market**

August 2017

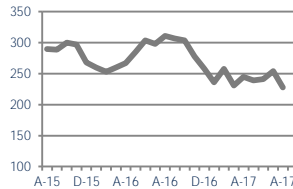
Zip Code(s): 20744 and 20607

**Units Sold**  
87



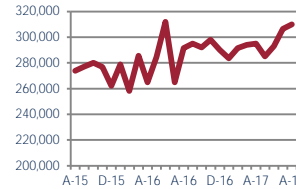
**Up 9%**  
Vs. Year Ago

**Active Inventory**  
228



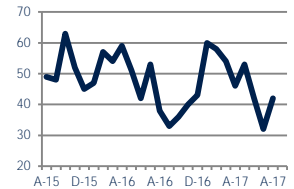
**Down -27%**  
Vs. Year Ago

**Median Sale Price**  
\$310,000



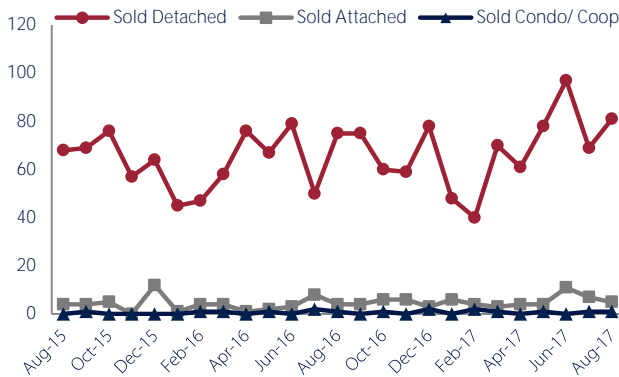
**Up 6%**  
Vs. Year Ago

**Days On Market**  
42



**Up 11%**  
Vs. Year Ago

**Units Sold\***



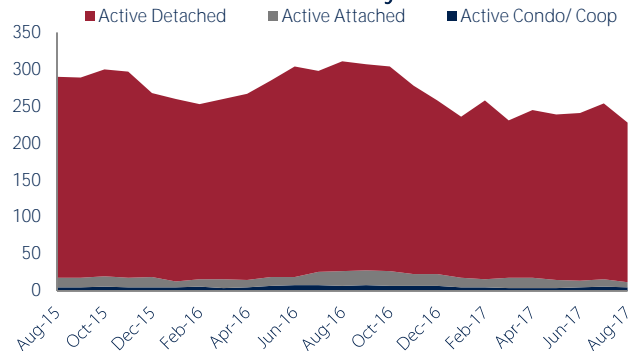
**Units Sold**

There was an increase in total units sold in August, with 87 sold this month in Fort Washington and Accokeek versus 77 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 9% versus August 2016.

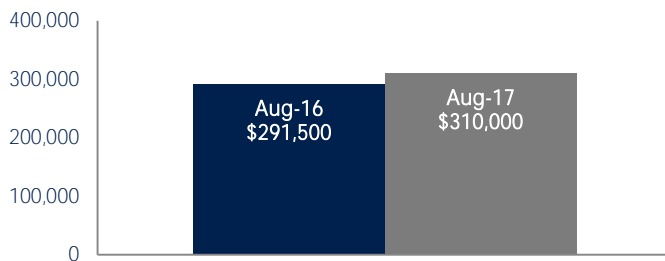
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 83 units or 27%. The total number of active inventory this August was 228 compared to 311 in August 2016. This month's total of 228 is lower than the previous month's total supply of available inventory of 254, a decrease of 10%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Fort Washington and Accokeek Homes was \$291,500. This August, the median sale price was \$310,000, an increase of 6% or \$18,500 compared to last year. The current median sold price is 1% higher than in July.

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



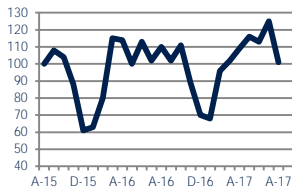
## Focus On: Fort Washington and Accokeek Housing Market

August 2017

Zip Code(s): 20744 and 20607

### New Listings

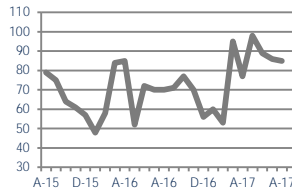
101



Down -8%  
Vs. Year Ago

### Current Contracts

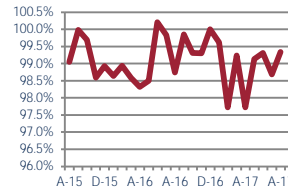
85



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

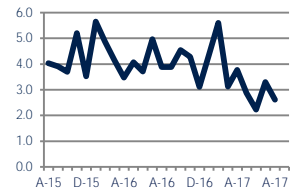
99.3%



Up 0.6%  
Vs. Year Ago

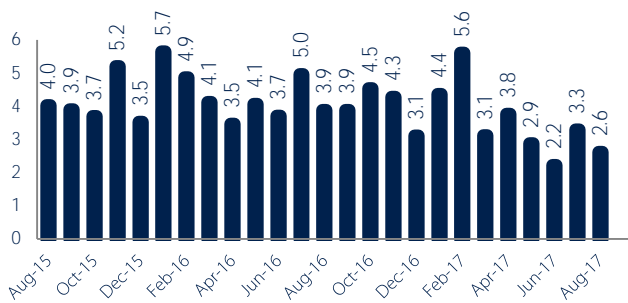
### Months of Supply

2.6



Down -33%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

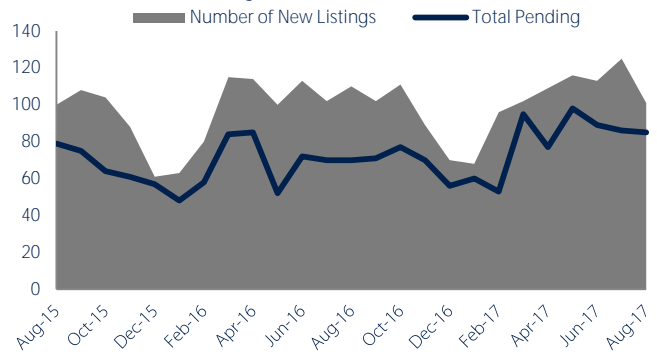
In August, there was 2.6 months of supply available in Fort Washington and Accokeek, compared to 3.9 in August 2016. That is a decrease of 33% versus a year ago.

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.

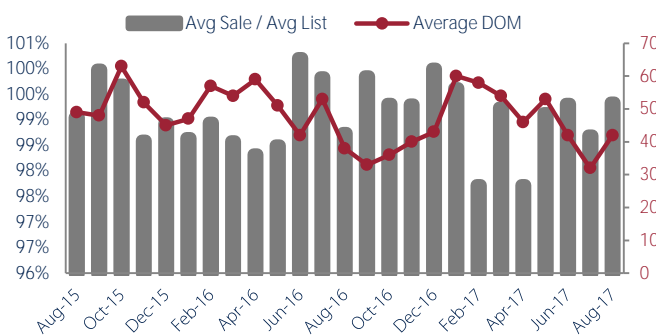
### New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Fort Washington and Accokeek compared to 110 in August 2016, a decrease of 8%. There were 85 current contracts pending sale this August compared to 70 a year ago. The number of current contracts is 21% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Fort Washington and Accokeek was 99.3% 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 42, higher than the average last year, which was 38, an increase of 11%.

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Fort Washington and Accokeek are defined as properties listed in zip code/s 20744 and 20607.

\*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.

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