



The Long & Foster Market Minute™

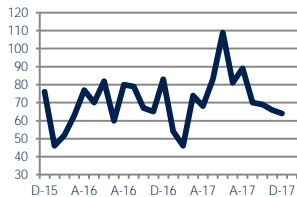
Focus On: Fort Washington and Accokeek Housing Market

December 2017

Zip Code(s): 20744 and 20607

Units Sold

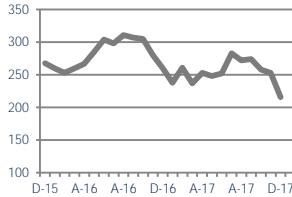
64



Down -23%
Vs. Year Ago

Active Inventory

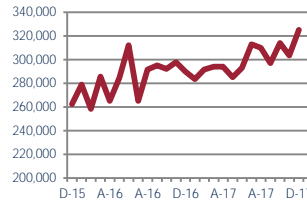
216



Down -17%
Vs. Year Ago

Median Sale Price

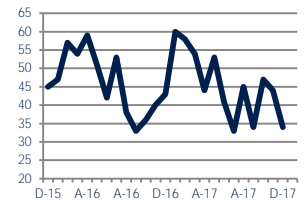
\$325,000



Up 12%
Vs. Year Ago

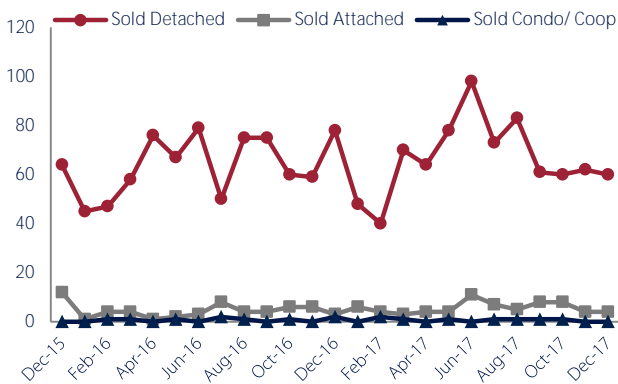
Days On Market

34



Down -21%
Vs. Year Ago

Units Sold*



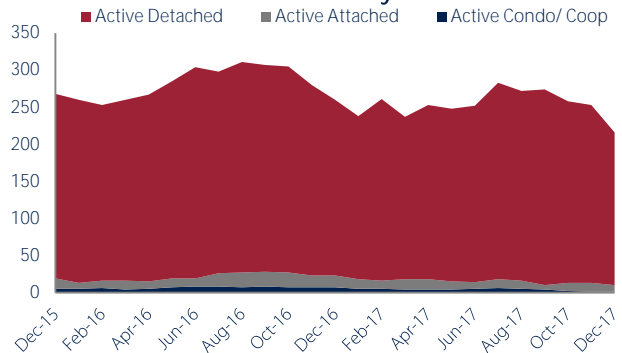
Units Sold

There was a decrease in total units sold in December, with 64 sold this month in Fort Washington and Accokeek versus 66 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 23% versus December 2016.

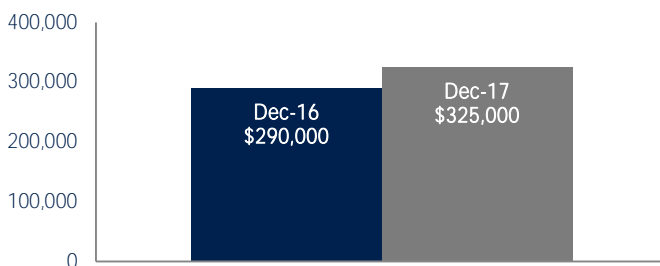
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 17%. The total number of active inventory this December was 216 compared to 260 in December 2016. This month's total of 216 is lower than the previous month's total supply of available inventory of 253, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Fort Washington and Accokeek Homes was \$290,000. This December, the median sale price was \$325,000, an increase of 12% or \$35,000 compared to last year. The current median sold price is 7% higher 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.



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.

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.

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INTERNATIONAL REAL ESTATE



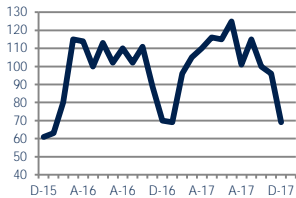
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December 2017

Zip Code(s): 20744 and 20607

New Listings

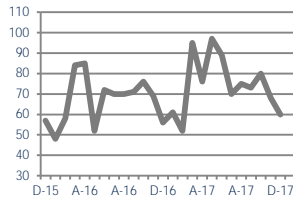
69



Down -1%
Vs. Year Ago

Current Contracts

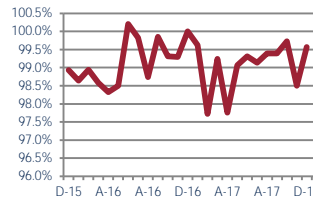
60



Up 7%
Vs. Year Ago

Sold Vs. List Price

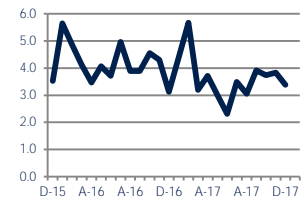
99.6%



No Change
Vs. Year Ago

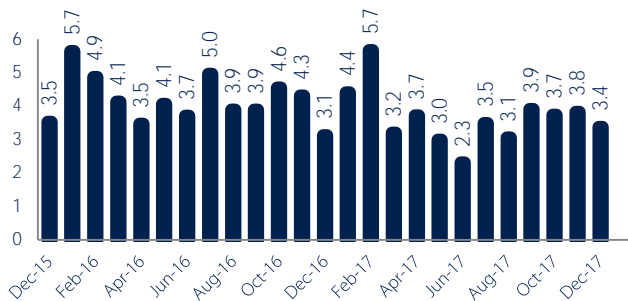
Months of Supply

3.4



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

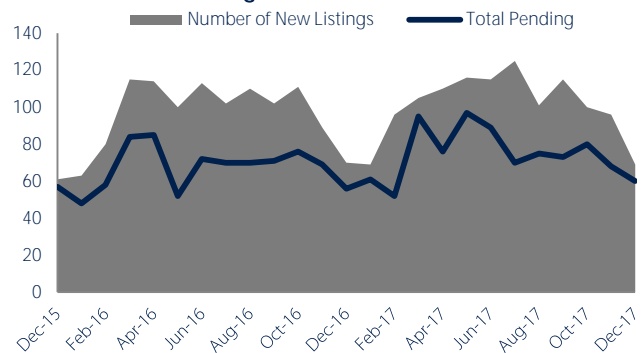
In December, there was 3.4 months of supply available in Fort Washington and Accokeek, compared to 3.1 in December 2016. That is an increase of 8% versus a year ago.

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.

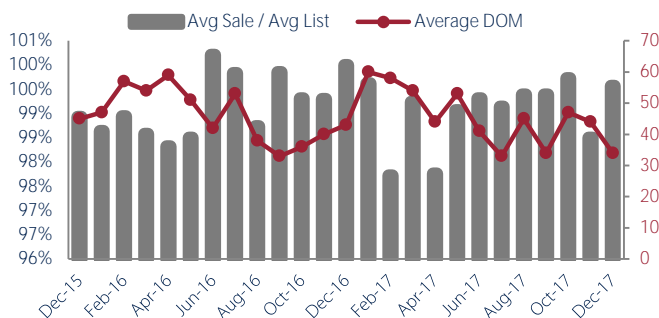
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Fort Washington and Accokeek compared to 70 in December 2016, a decrease of 1%. There were 60 current contracts pending sale this December compared to 56 a year ago. The number of current contracts is 7% higher 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 Fort Washington and Accokeek was 99.6% 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 34, lower than the average last year, which was 43, a decrease of 21%.



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