

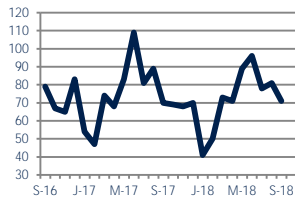
Focus On: Fort Washington and Accokeek Housing Market

September 2018

Zip Code(s): 20744 and 20607

Units Sold

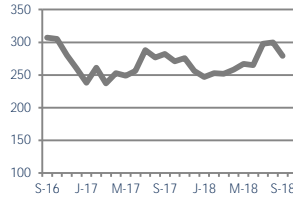
71



Up 1%
Vs. Year Ago

Active Inventory

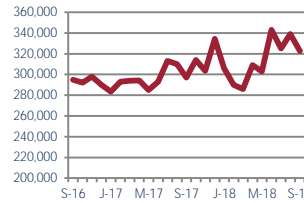
279



Down -1%
Vs. Year Ago

Median Sale Price

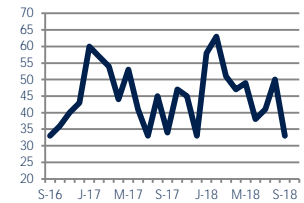
\$322,543



Up 9%
Vs. Year Ago

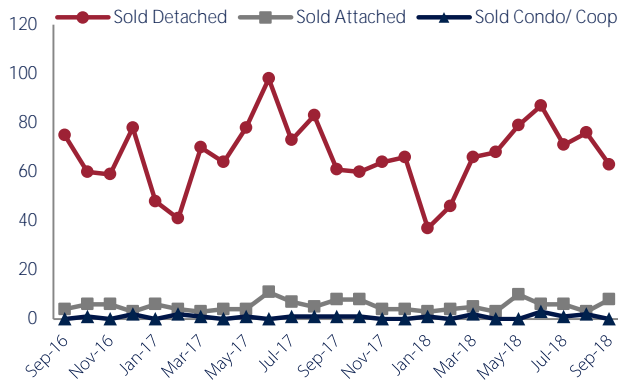
Days On Market

33



Down -3%
Vs. Year Ago

Units Sold*



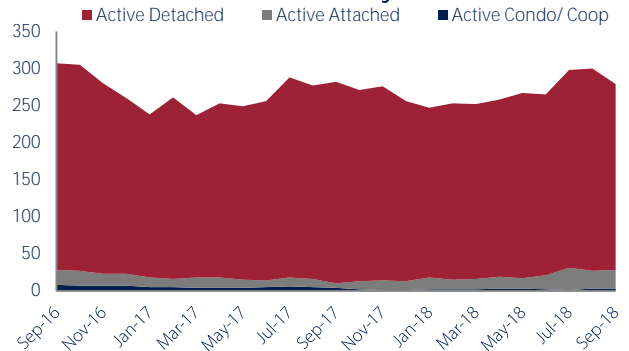
Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Fort Washington and Accokeek versus 81 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 1% versus September 2017.

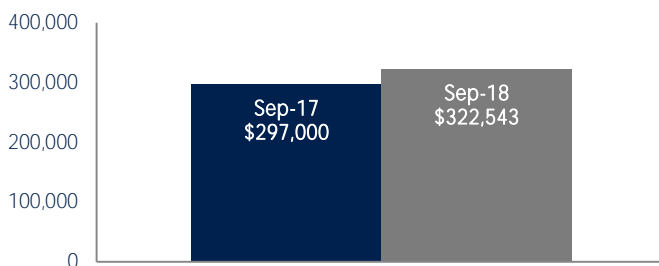
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 1%. The total number of active inventory this September was 279 compared to 282 in September 2017. This month's total of 279 is lower than the previous month's total supply of available inventory of 300, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Fort Washington and Accokeek Homes was \$297,000. This September, the median sale price was \$322,543, an increase of 9% or \$25,543 compared to last year. The current median sold price is 5% lower than in August.

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

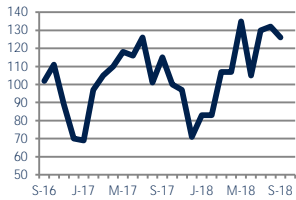




Zip Code(s): 20744 and 20607

New Listings

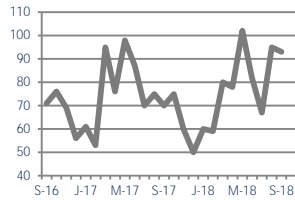
126



Up 10%
Vs. Year Ago

Current Contracts

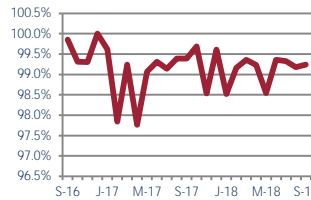
93



Up 33%
Vs. Year Ago

Sold Vs. List Price

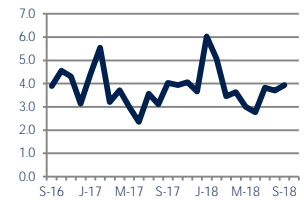
99.2%



No Change
Vs. Year Ago

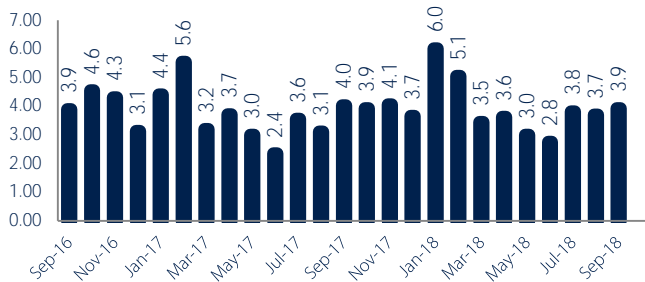
Months of Supply

3.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

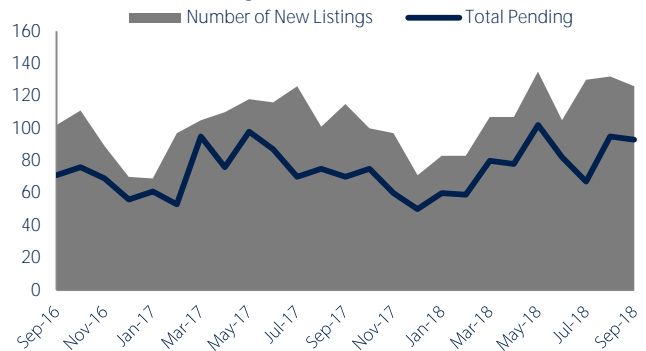
In September, there was 3.9 months of supply available in Fort Washington and Accokeek. The amount of supply is similar compared to a year ago.

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.

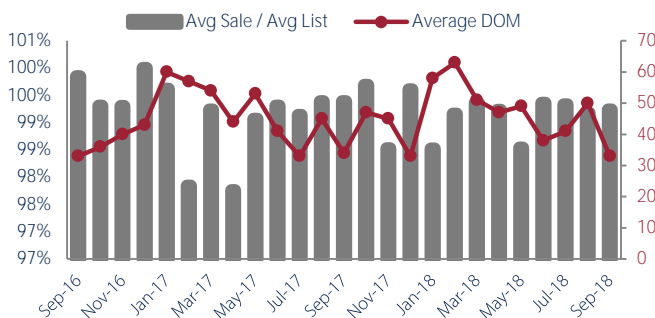
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Fort Washington and Accokeek compared to 115 in September 2017, an increase of 10%. There were 93 current contracts pending sale this September compared to 70 a year ago. The number of current contracts is 33% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Fort Washington and Accokeek was 99.2% 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 33, lower than the average last year, which was 34, a decrease of 3%.



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