



The Long & Foster Market Minute™

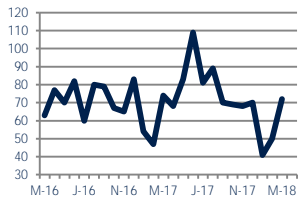
Focus On: Fort Washington and Accokeek Housing Market

March 2018

Zip Code(s): 20744 and 20607

Units Sold

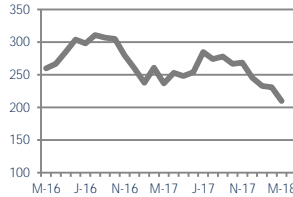
72



Down -3%
Vs. Year Ago

Active Inventory

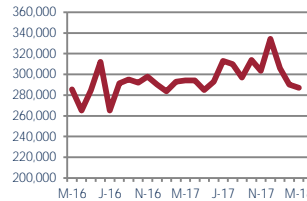
210



Down -11%
Vs. Year Ago

Median Sale Price

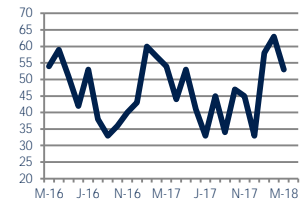
\$287,000



Down -2%
Vs. Year Ago

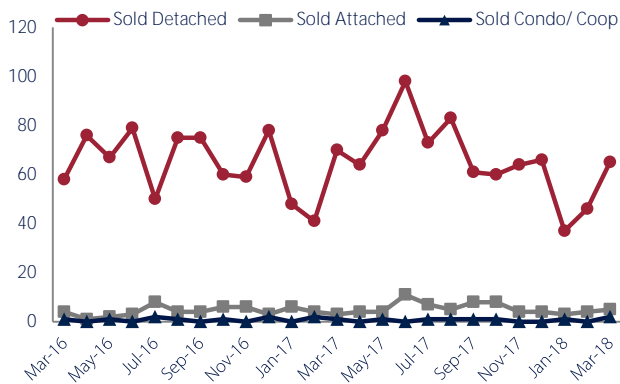
Days On Market

53



Down -2%
Vs. Year Ago

Units Sold*



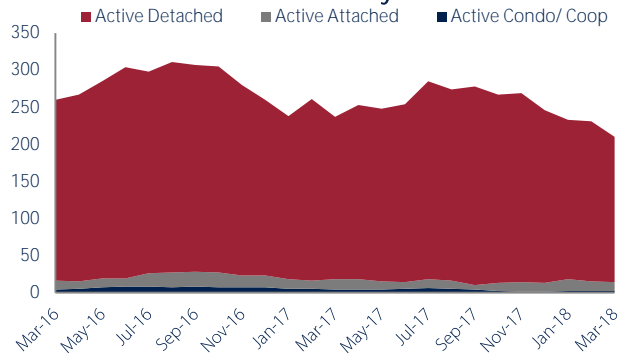
Units Sold

There was an increase in total units sold in March, with 72 sold this month in Fort Washington and Accokeek. This month's total units sold was lower than at this time last year.

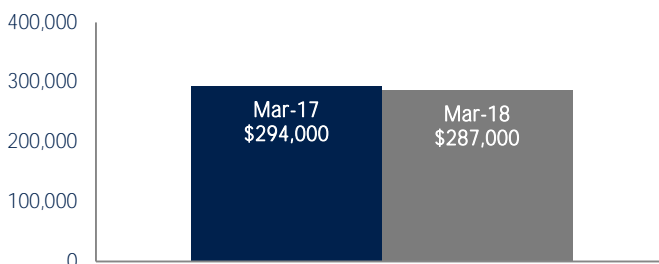
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 11%. The total number of active inventory this March was 210 compared to 237 in March 2017. This month's total of 210 is lower than the previous month's total supply of available inventory of 231, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Fort Washington and Accokeek Homes was \$294,000. This March, the median sale price was \$287,000, a decrease of 2% or \$7,000 compared to last year. The current median sold price is 1% lower than in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





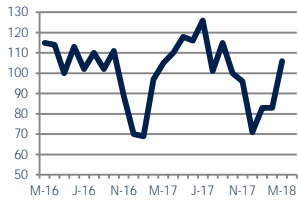
Focus On: Fort Washington and Accokeek Housing Market

March 2018

Zip Code(s): 20744 and 20607

New Listings

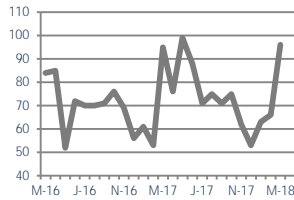
106



Up 1%
Vs. Year Ago

Current Contracts

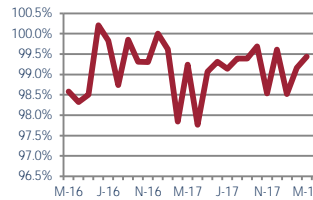
96



Up 1%
Vs. Year Ago

Sold Vs. List Price

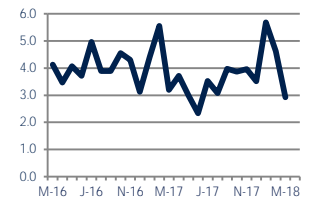
99.4%



No Change
Vs. Year Ago

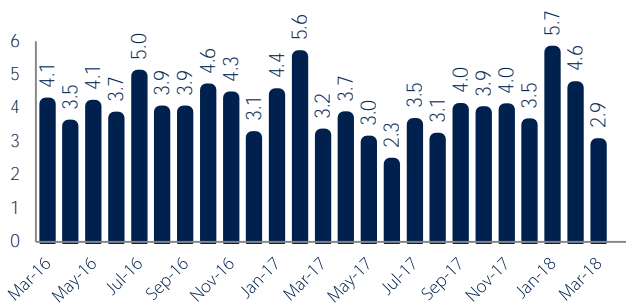
Months of Supply

2.9



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

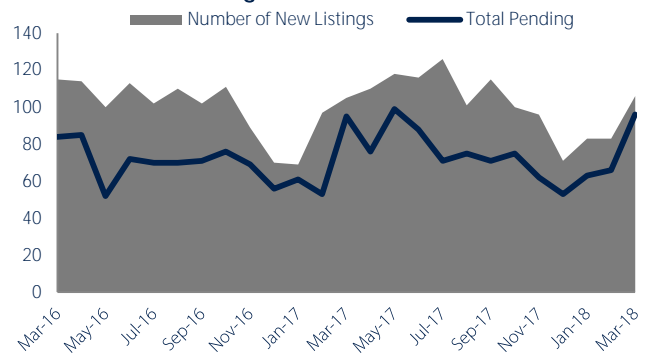
In March, there was 2.9 months of supply available in Fort Washington and Accokeek, compared to 3.2 in March 2017. That is a decrease of 9% versus a year ago.

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.

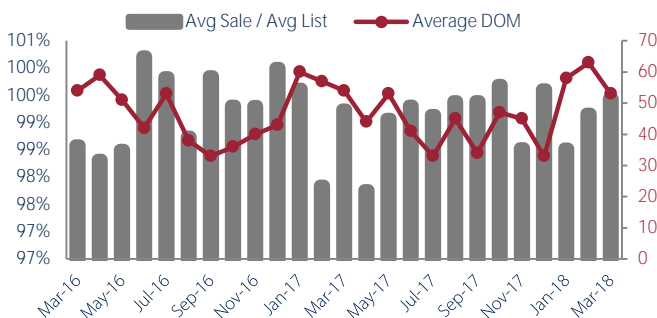
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Fort Washington and Accokeek compared to 105 in March 2017, an increase of 1%. There were 96 current contracts pending sale this March compared to 95 a year ago. The number of current contracts is 1% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Fort Washington and Accokeek was 99.4% 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 53, lower than the average last year, which was 54, a decrease of 2%.



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