



The Long & Foster Market Minute™

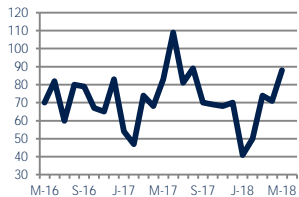
Focus On: Fort Washington and Accokeek Housing Market

May 2018

Zip Code(s): 20744 and 20607

Units Sold

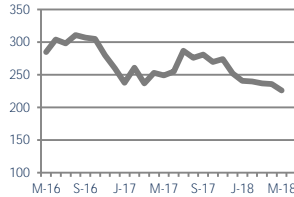
88



Up 6%
Vs. Year Ago

Active Inventory

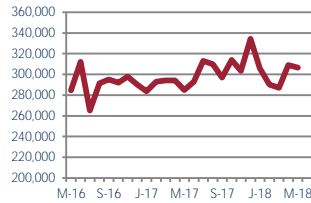
226



Down -9%
Vs. Year Ago

Median Sale Price

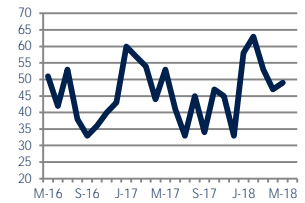
\$306,500



Up 8%
Vs. Year Ago

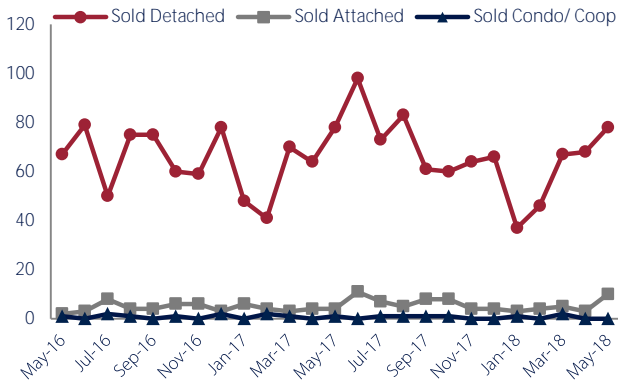
Days On Market

49



Down -8%
Vs. Year Ago

Units Sold*



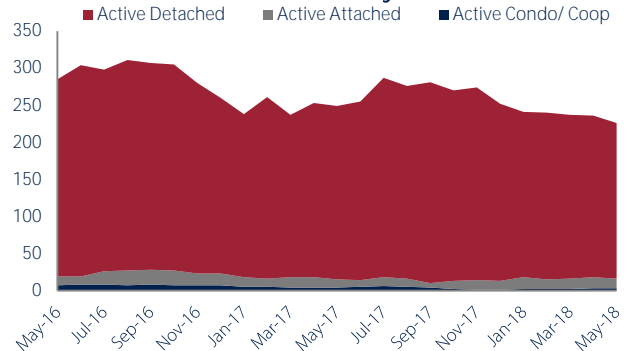
Units Sold

There was an increase in total units sold in May, with 88 sold this month in Fort Washington and Accokeek versus 71 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 6% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 9%. The total number of active inventory this May was 226 compared to 249 in May 2017. This month's total of 226 is lower than the previous month's total supply of available inventory of 236, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Fort Washington and Accokeek Homes was \$285,000. This May, the median sale price was \$306,500, an increase of 8% or \$21,500 compared to last year. The current median sold price is 1% lower than in April.

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



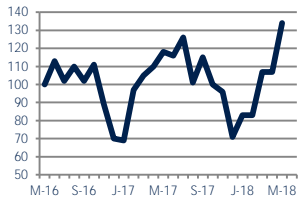
Focus On: Fort Washington and Accokeek Housing Market

May 2018

Zip Code(s): 20744 and 20607

New Listings

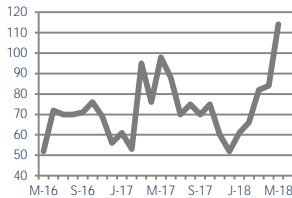
134



Up 14%
Vs. Year Ago

Current Contracts

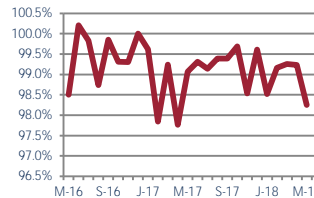
114



Up 16%
Vs. Year Ago

Sold Vs. List Price

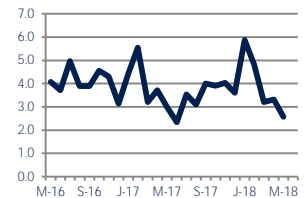
98.3%



Down -0.8%
Vs. Year Ago

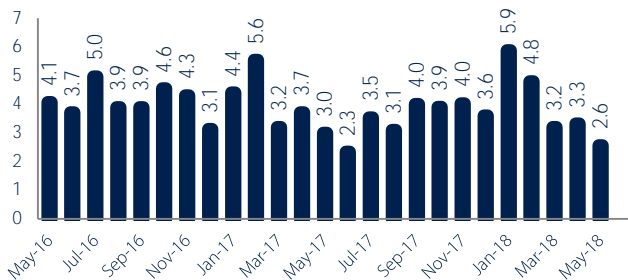
Months of Supply

2.6



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

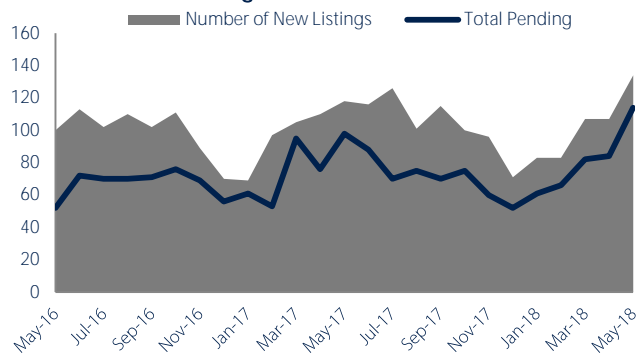
In May, there was 2.6 months of supply available in Fort Washington and Accokeek, compared to 3.0 in May 2017. That is a decrease of 14% versus a year ago.

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.

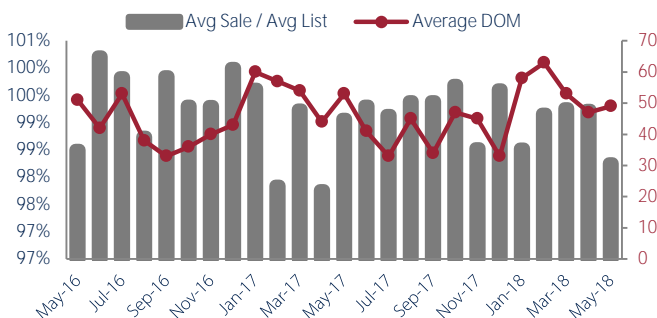
New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Fort Washington and Accokeek compared to 118 in May 2017, an increase of 14%. There were 114 current contracts pending sale this May compared to 98 a year ago. The number of current contracts is 16% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Fort Washington and Accokeek was 98.3% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 53, a decrease of 8%.



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