



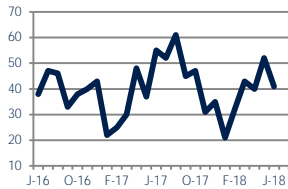
# The Long & Foster Market Minute™

**Focus On:** Mechanicsville, Hughesville, and Charlotte Hall Housing Market

June 2018

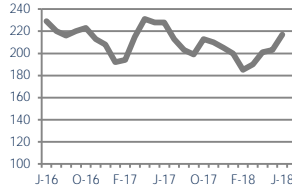
Zip Code(s): 20659, 20637 and 20622

**Units Sold**  
41



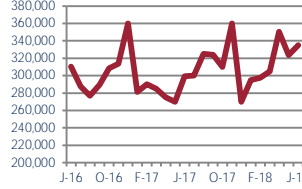
**Down -25%**  
Vs. Year Ago

**Active Inventory**  
217



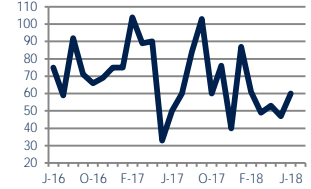
**Down -5%**  
Vs. Year Ago

**Median Sale Price**  
\$335,000



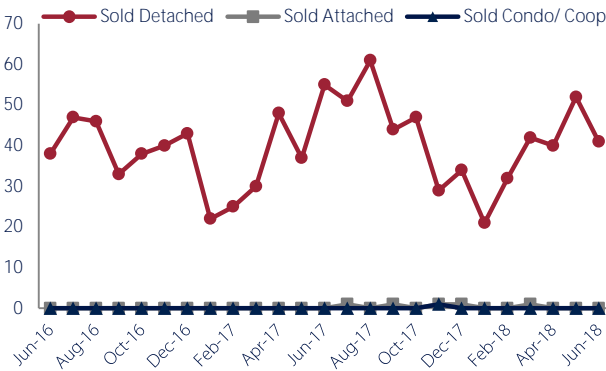
**Up 12%**  
Vs. Year Ago

**Days On Market**  
60



**Up 20%**  
Vs. Year Ago

## Units Sold\*



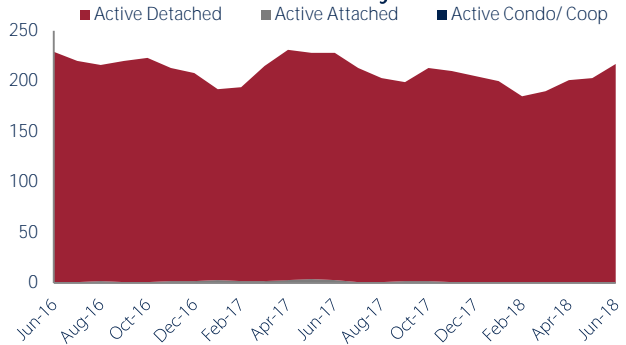
## Units Sold

There was a decrease in total units sold in June, with 41 sold this month in Mechanicsville, Hughesville, and Charlotte Hall versus 52 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 25% versus June 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 5%. The total number of active inventory this June was 217 compared to 228 in June 2017. This month's total of 217 is higher than the previous month's total supply of available inventory of 203, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Mechanicsville, Hughesville, and Charlotte Hall Homes was \$299,169. This June, the median sale price was \$335,000, an increase of 12% or \$35,831 compared to last year. The current median sold price is 4% higher than in May.

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

Mechanicsville, Hughesville, and Charlotte Hall are defined as properties listed in zip code/s 20659, 20637 and 20622.

\*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

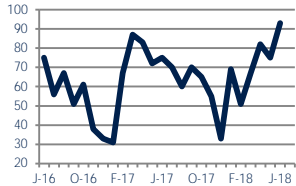




Zip Code(s): 20659, 20637 and 20622

### New Listings

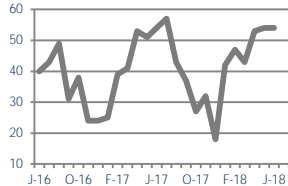
93



Up 24%  
Vs. Year Ago

### Current Contracts

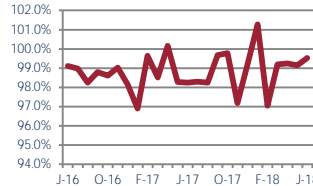
54



No Change  
Vs. Year Ago

### Sold Vs. List Price

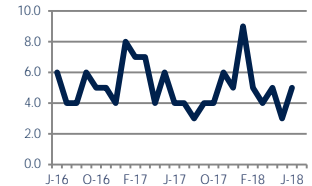
99.5%



Up 1.3%  
Vs. Year Ago

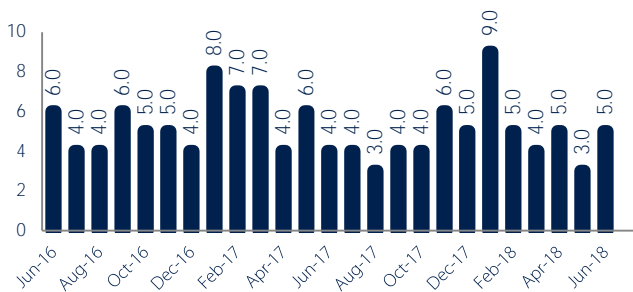
### Months of Supply

5.0



Up 25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

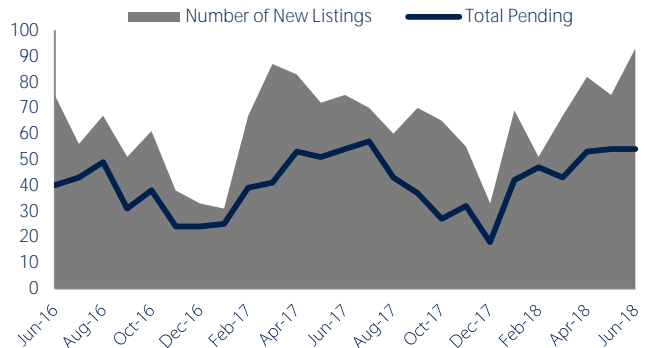
In June, there was 5.3 months of supply available in Mechanicsville, Hughesville, and Charlotte Hall, compared to 4.1 in June 2017. That is an increase of 28% versus a year ago.

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.

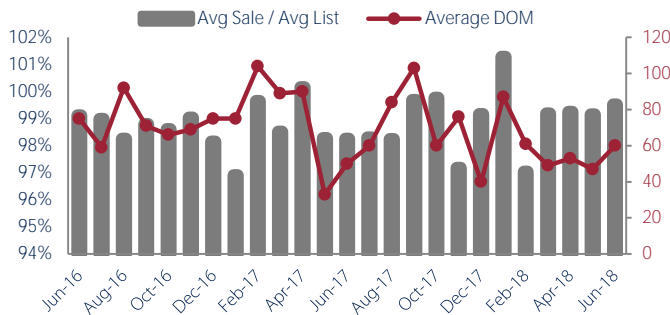
### New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Mechanicsville, Hughesville, and Charlotte Hall compared to 75 in June 2017, an increase of 24%. There were 54 current contracts pending sale this June, approximately the same as a year ago. The number of current contracts is also similar as compared to the previous month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Mechanicsville, Hughesville, and Charlotte Hall was 99.5% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 50, an increase of 20%.



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