



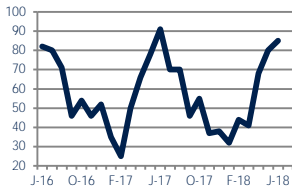
The Long & Foster Market Minute™

Focus On: Olney, Derwood, and Brookeville Housing Market

June 2018

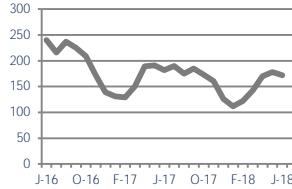
Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

Units Sold
85



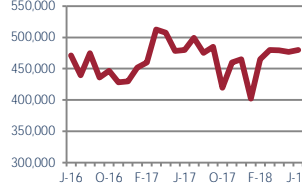
Down -7%
Vs. Year Ago

Active Inventory
172



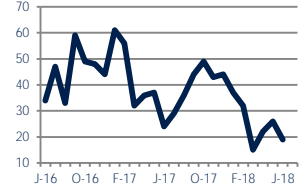
Down -5%
Vs. Year Ago

Median Sale Price
\$479,900



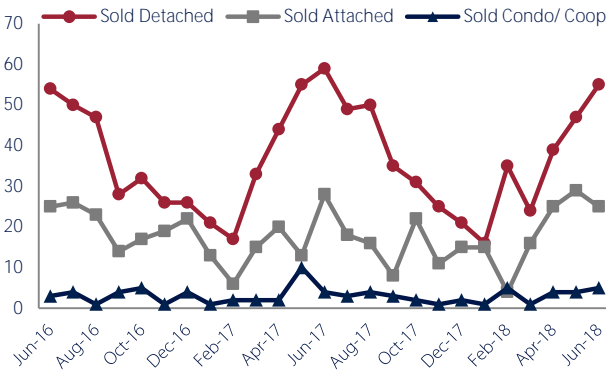
No Change
Vs. Year Ago

Days On Market
19



Down -21%
Vs. Year Ago

Units Sold*



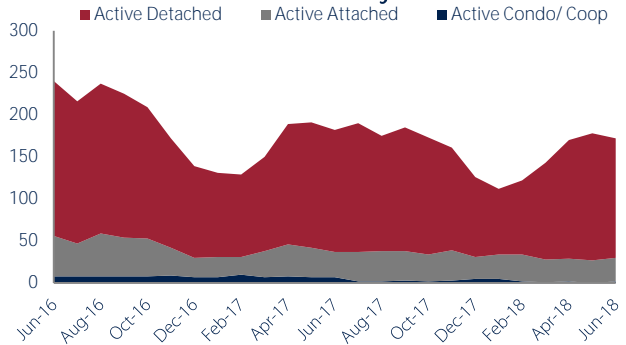
Units Sold

There was an increase in total units sold in June, with 85 sold this month in Olney, Derwood, and Brookeville versus 80 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 5%. The total number of active inventory this June was 172 compared to 182 in June 2017. This month's total of 172 is lower than the previous month's total supply of available inventory of 178, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Olney, Derwood, and Brookeville Homes was \$480,000. This June, the median sale price was \$479,900, which is similar compared to a year ago. The current median sold price is 1% lower 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.

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

*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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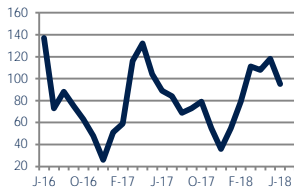
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June 2018

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

New Listings

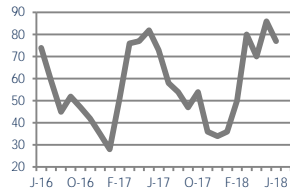
95



Up 7%
Vs. Year Ago

Current Contracts

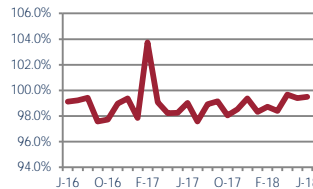
77



Up 5%
Vs. Year Ago

Sold Vs. List Price

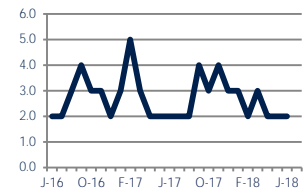
99.5%



No Change
Vs. Year Ago

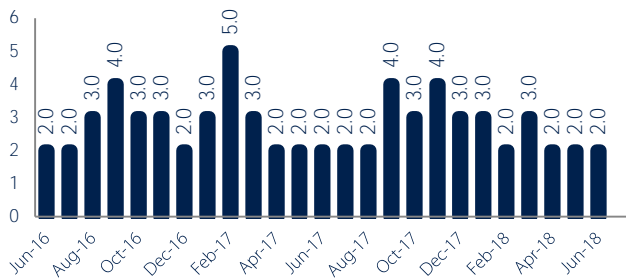
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

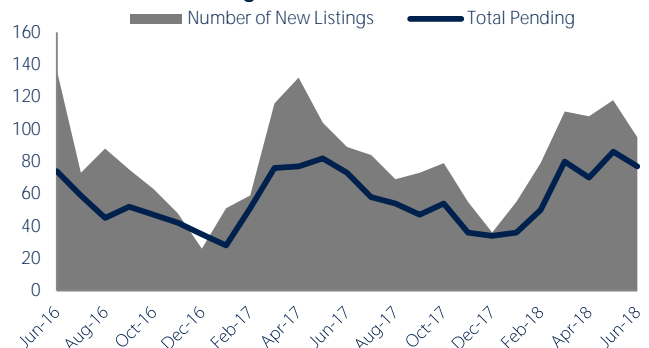
In June, there was 2.0 months of supply available in Olney, Derwood, and Brookeville. The amount of supply is similar compared to a year ago.

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.

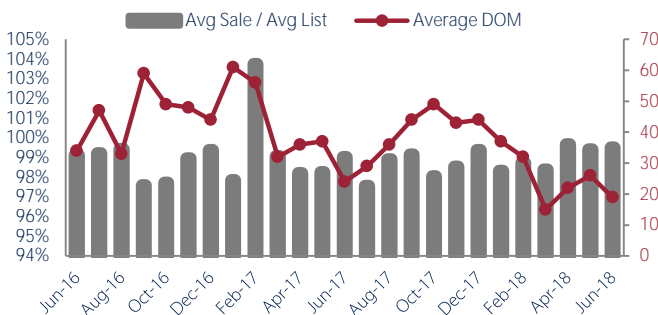
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 89 in June 2017, an increase of 7%. There were 77 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Olney, Derwood, and Brookeville was 99.5% 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 19, lower than the average last year, which was 24, a decrease of 21%.



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