

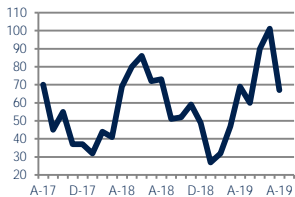
## Focus On: Olney, Derwood, and Brookeville Housing Market

August 2019

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

### Units Sold

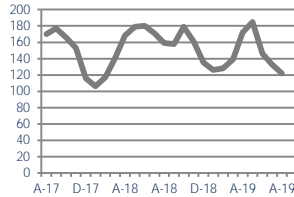
67



Down -8%  
Vs. Year Ago

### Active Inventory

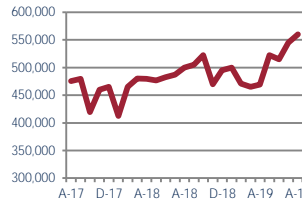
122



Down -23%  
Vs. Year Ago

### Median Sale Price

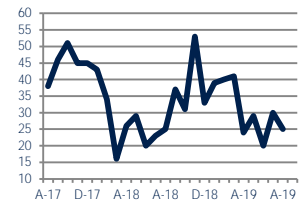
\$560,000



Up 12%  
Vs. Year Ago

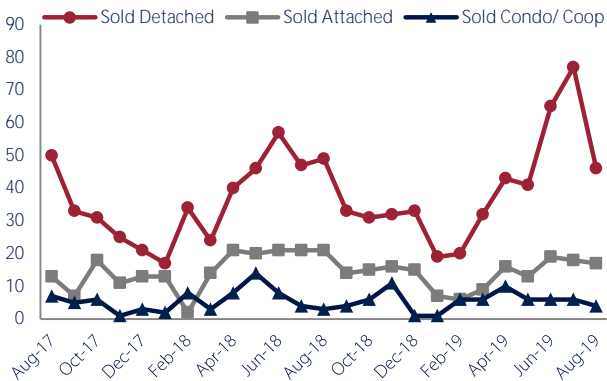
### Days On Market

25



No Change  
Vs. Year Ago

### Units Sold\*



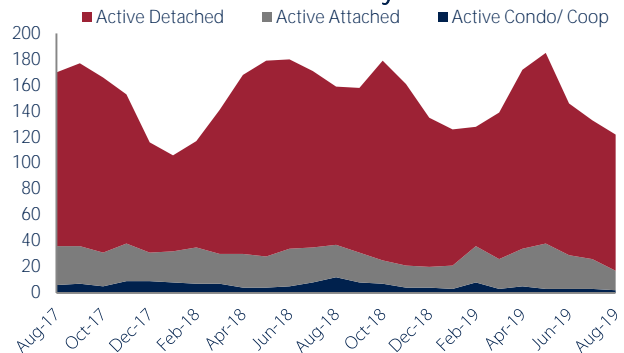
### Units Sold

There was a decrease in total units sold in August, with 67 sold this month in Olney, Derwood, and Brookeville versus 101 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 8% versus August 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 23%. The total number of active inventory this August was 122 compared to 159 in August 2018. This month's total of 122 is lower than the previous month's total supply of available inventory of 133, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Olney, Derwood, and Brookeville Homes was \$500,000. This August, the median sale price was \$560,000, an increase of 12% or \$60,000 compared to last year. The current median sold price is 3% higher than in July.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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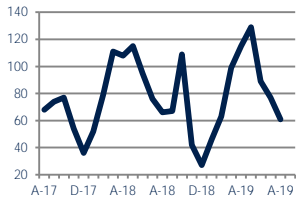
## Focus On: Olney, Derwood, and Brookeville Housing Market

August 2019

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

### New Listings

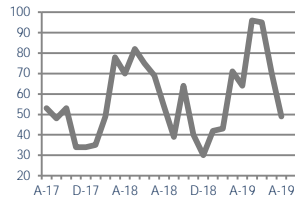
61



Down -8%  
Vs. Year Ago

### Current Contracts

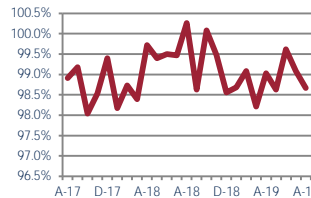
49



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

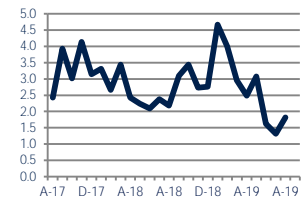
98.7%



Down -1.6%  
Vs. Year Ago

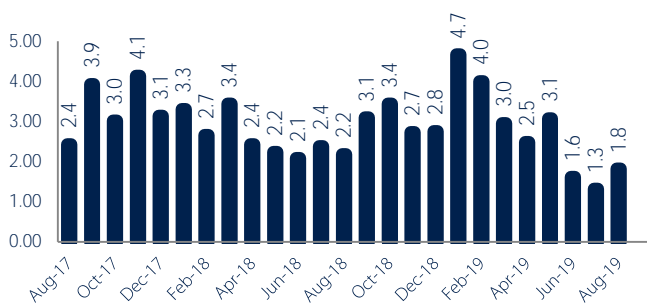
### Months of Supply

1.8



Down -17%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

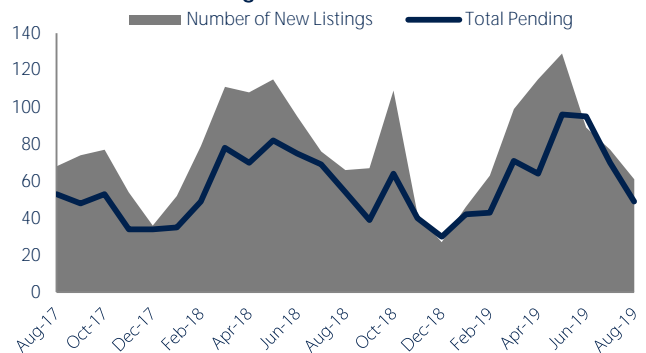
In August, there was 1.8 months of supply available in Olney, Derwood, and Brookeville, compared to 2.2 in August 2018. That is a decrease of 16% versus a year ago.

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.

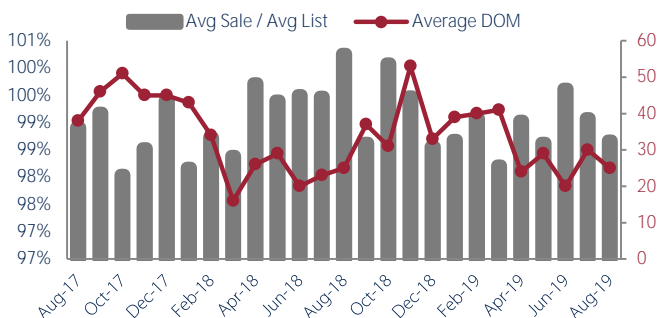
### New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 66 in August 2018, a decrease of 8%. There were 49 current contracts pending sale this August compared to 54 a year ago. The number of current contracts is 9% lower than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Olney, Derwood, and Brookeville was 98.7% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 25, which is similar compared to a year ago.



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