



The Long & Foster Market Minute™

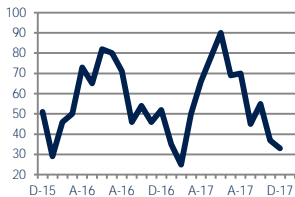
Focus On: Olney, Derwood, and Brookeville Housing Market

December 2017

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

Units Sold

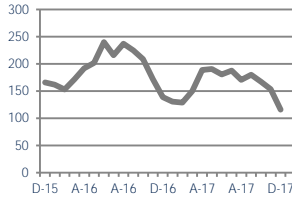
33



Down
Vs. Year Ago

Active Inventory

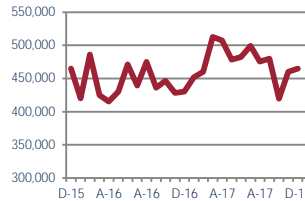
116



Down -17%
Vs. Year Ago

Median Sale Price

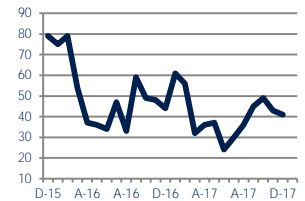
\$465,000



Up 8%
Vs. Year Ago

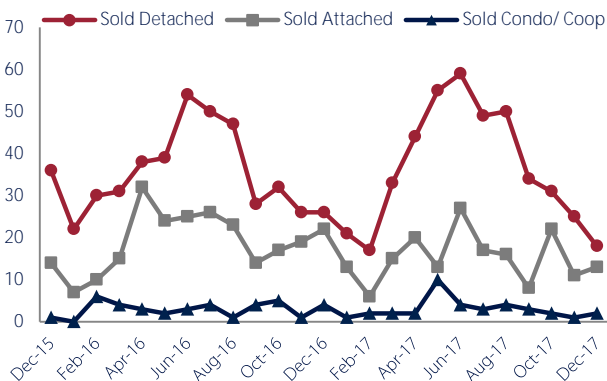
Days On Market

41



Down -7%
Vs. Year Ago

Units Sold*



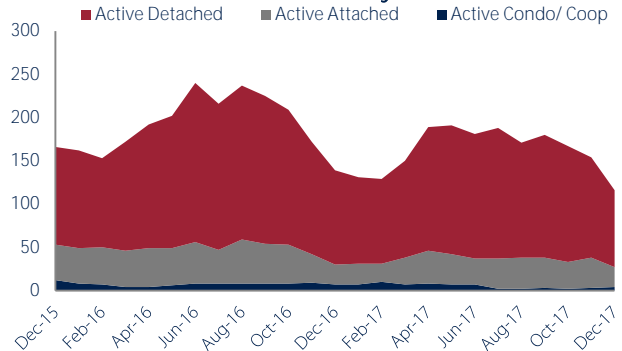
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 33 sold this month in Olney, Derwood, and Brookeville. This month's total units sold was lower than at this time last year, a decrease from December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 17%. The total number of active inventory this December was 116 compared to 139 in December 2016. This month's total of 116 is lower than the previous month's total supply of available inventory of 154, a decrease of 25%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Olney, Derwood, and Brookeville Homes was \$430,000. This December, the median sale price was \$465,000, an increase of 8% or \$35,000 compared to last year. The current median sold price is 1% higher than in November.

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

Median Sale Price



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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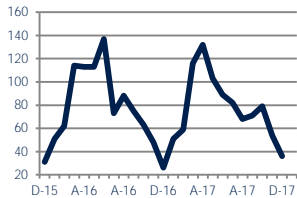
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New Listings

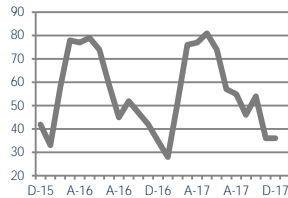
36



Up 38%
Vs. Year Ago

Current Contracts

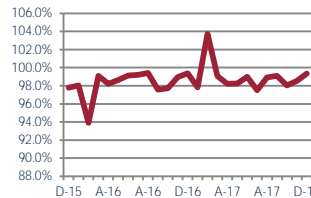
36



Up 3%
Vs. Year Ago

Sold Vs. List Price

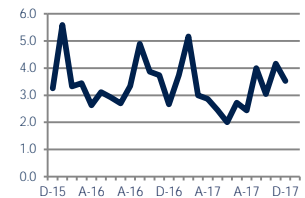
99.3%



No Change
Vs. Year Ago

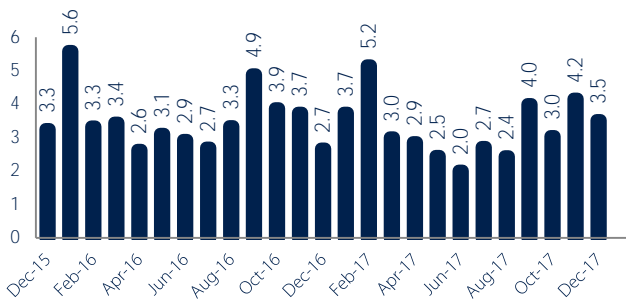
Months of Supply

3.5



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

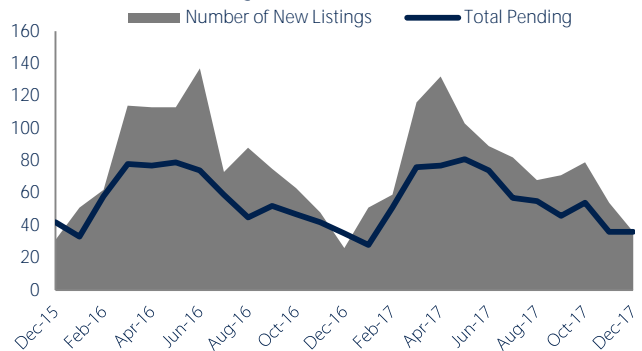
In December, there was 3.5 months of supply available in Olney, Derwood, and Brookeville, compared to 2.7 in December 2016. That is an increase of 32% versus a year ago.

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.

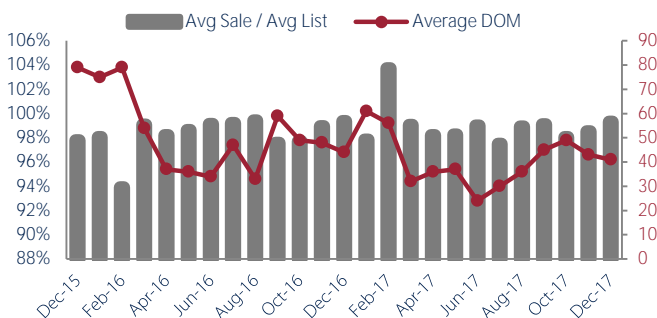
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 26 in December 2016, an increase of 38%. There were 36 current contracts pending sale this December compared to 35 a year ago. The number of current contracts remained stable as compared to last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Olney, Derwood, and Brookeville was 99.3% 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 41, lower than the average last year, which was 44, a decrease of 7%.



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