



# The Long & Foster Market Minute™

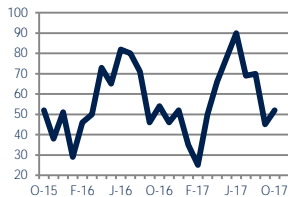
## Focus On: Olney, Derwood, and Brookeville Housing Market

October 2017

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

### Units Sold

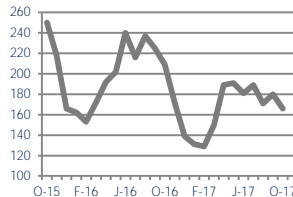
52



Down -4%  
Vs. Year Ago

### Active Inventory

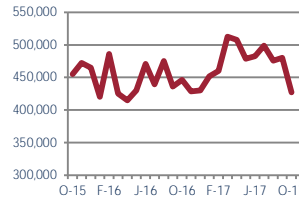
166



Down -21%  
Vs. Year Ago

### Median Sale Price

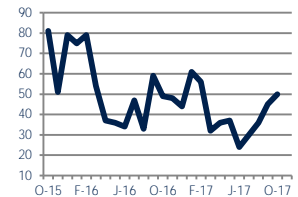
\$427,251



Down -4%  
Vs. Year Ago

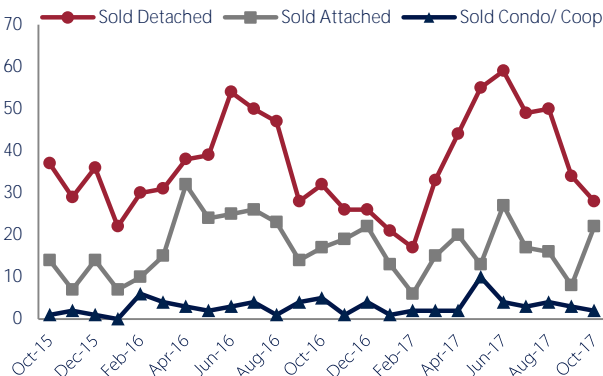
### Days On Market

50



Up 2%  
Vs. Year Ago

### Units Sold\*



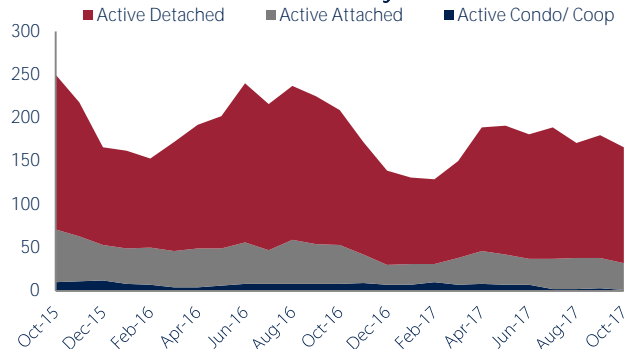
### Units Sold

There was an increase in total units sold in October, with 52 sold this month in Olney, Derwood, and Brookeville versus 45 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 4% versus October 2016.

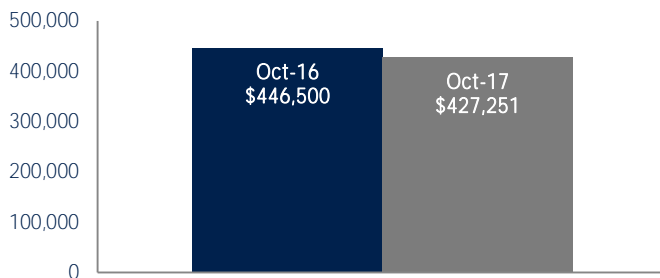
### Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 21%. The total number of active inventory this October was 166 compared to 209 in October 2016. This month's total of 166 is lower than the previous month's total supply of available inventory of 180, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Olney, Derwood, and Brookeville Homes was \$446,500. This October, the median sale price was \$427,251, a decrease of 4% or \$19,249 compared to last year. The current median sold price is 11% lower than in September.

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

**LONG & FOSTER**  
REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.



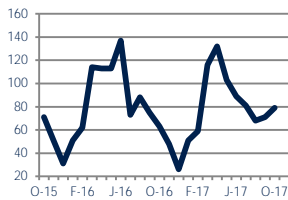
## Focus On: Olney, Derwood, and Brookeville Housing Market

October 2017

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

### New Listings

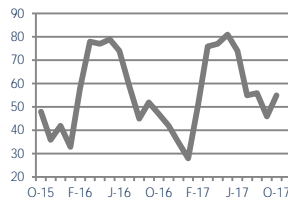
79



Up 25%  
Vs. Year Ago

### Current Contracts

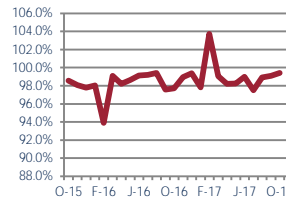
55



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

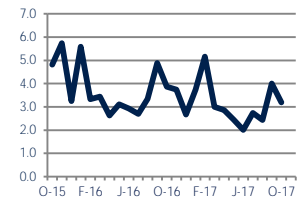
99.4%



Up 1.7%  
Vs. Year Ago

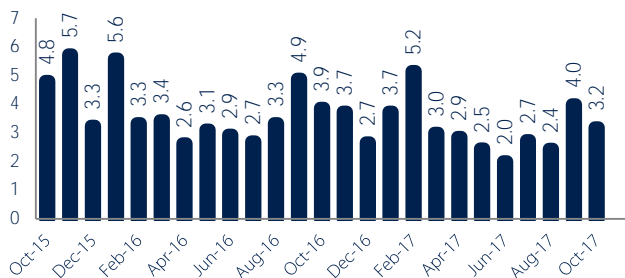
### Months of Supply

3.2



Down -18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

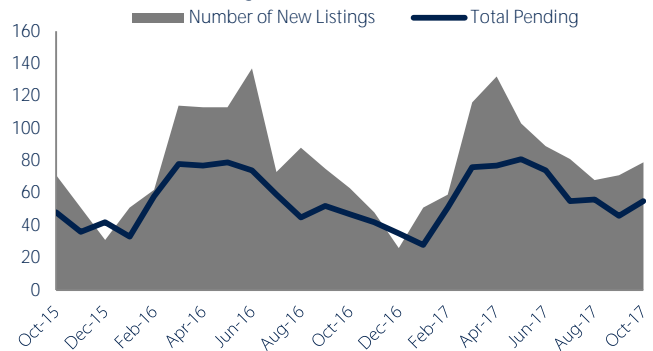
In October, there was 3.2 months of supply available in Olney, Derwood, and Brookeville, compared to 3.9 in October 2016. That is a decrease of 18% versus a year ago.

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.

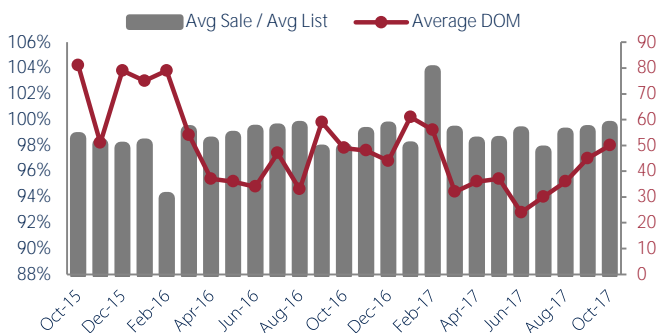
### New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 63 in October 2016, an increase of 25%. There were 55 current contracts pending sale this October compared to 47 a year ago. The number of current contracts is 17% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Olney, Derwood, and Brookeville was 99.4% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 49, an increase of 2%.