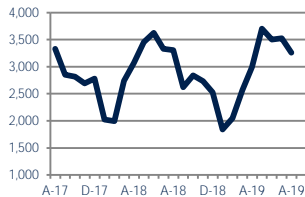
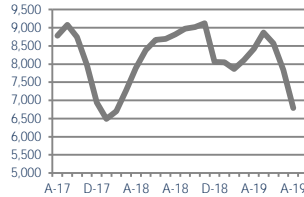


### Units Sold 3,259



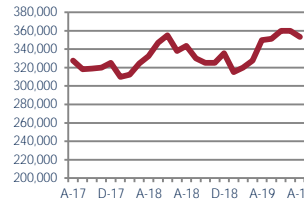
Down -1%  
Vs. Year Ago

### Active Inventory 6,794



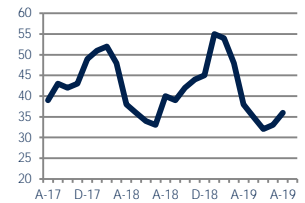
Down -23%  
Vs. Year Ago

### Median Sale Price \$353,213



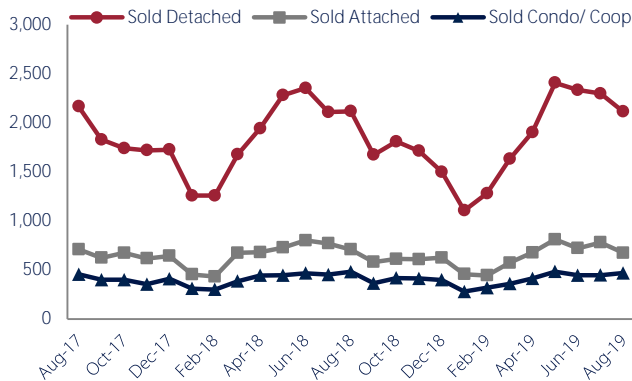
Up 3%  
Vs. Year Ago

### Days On Market 36



Down -10%  
Vs. Year Ago

### Units Sold\*



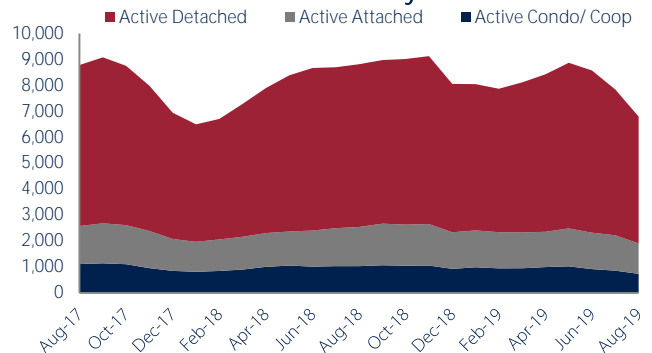
### Units Sold

There was a decrease in total units sold in August, with 3,259 sold this month in Suburban Maryland versus 3,526 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 1% versus August 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 2,020 units or 23%. The total number of active inventory this August was 6,794 compared to 8,814 in August 2018. This month's total of 6,794 is lower than the previous month's total supply of available inventory of 7,838, a decrease of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Suburban Maryland Homes was \$343,692. This August, the median sale price was \$353,213, an increase of 3% or \$9,521 compared to last year. The current median sold price is 2% lower 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.

\*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

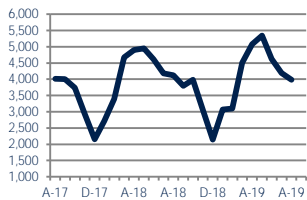
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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### New Listings

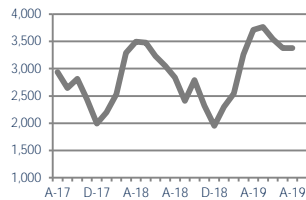
3,985



Down -3%  
Vs. Year Ago

### Current Contracts

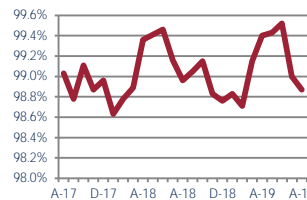
3,378



Up 19%  
Vs. Year Ago

### Sold Vs. List Price

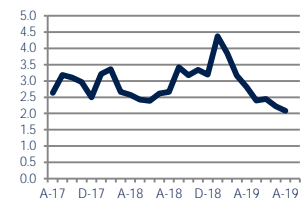
98.9%



No Change  
Vs. Year Ago

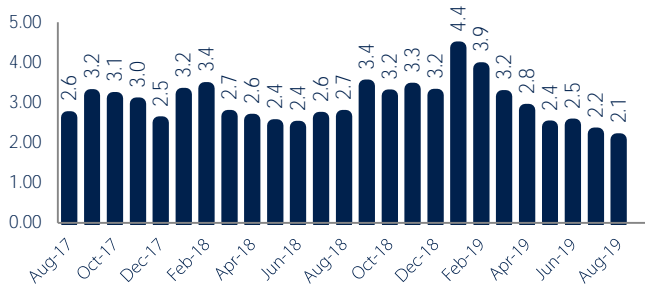
### Months of Supply

2.1



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

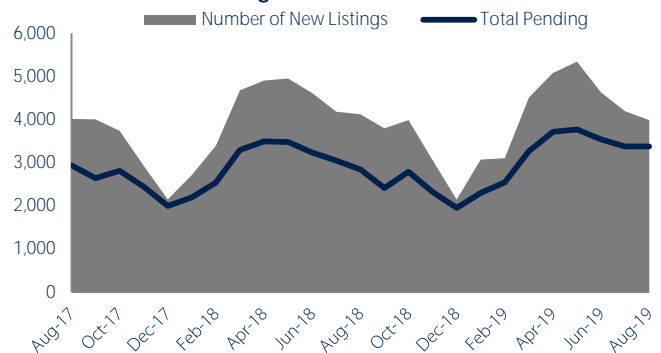
In August, there was 2.1 months of supply available in Suburban Maryland, compared to 2.7 in August 2018. That is a decrease of 22% versus a year ago.

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.

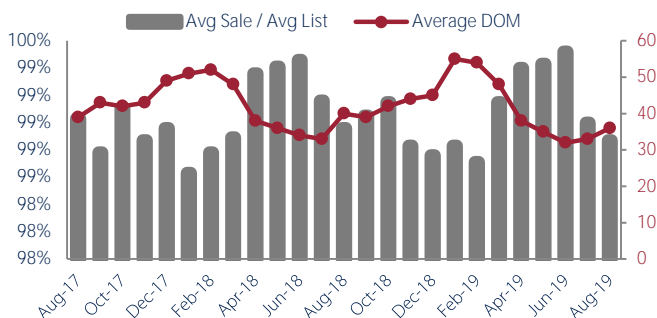
### New Listings & Current Contracts

This month there were 3,985 homes newly listed for sale in Suburban Maryland compared to 4,121 in August 2018, a decrease of 3%. There were 3,378 current contracts pending sale this August compared to 2,841 a year ago. The number of current contracts remained stable as compared to last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Suburban Maryland was 98.9% 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 36, lower than the average last year, which was 40, a decrease of 10%.



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