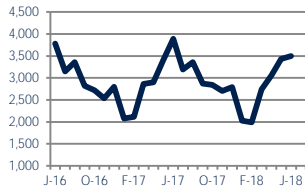


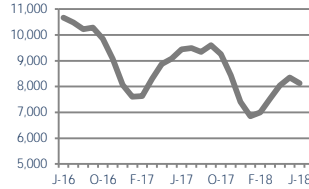


Units Sold
3,494



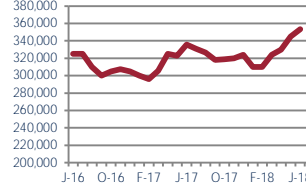
Down -10%
Vs. Year Ago

Active Inventory
8,128



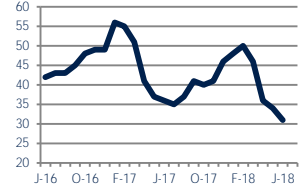
Down -14%
Vs. Year Ago

Median Sale Price
\$353,500



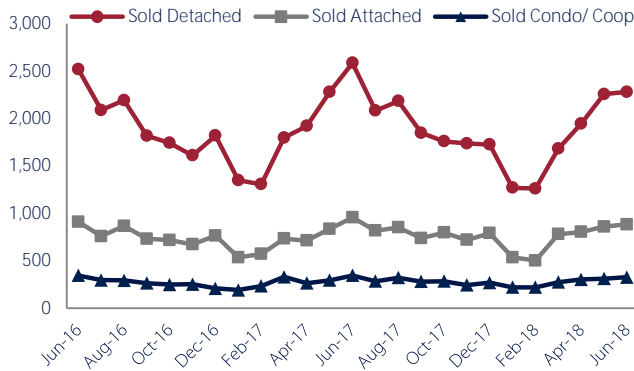
Up 5%
Vs. Year Ago

Days On Market
31



Down -14%
Vs. Year Ago

Units Sold*



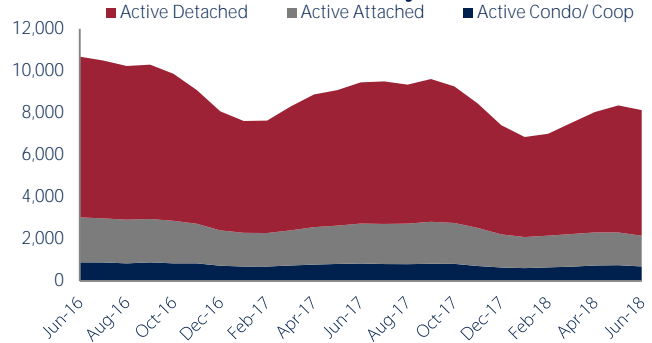
Units Sold

There was an increase in total units sold in June, with 3,494 sold this month in Suburban Maryland versus 3,432 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 10% versus June 2017.

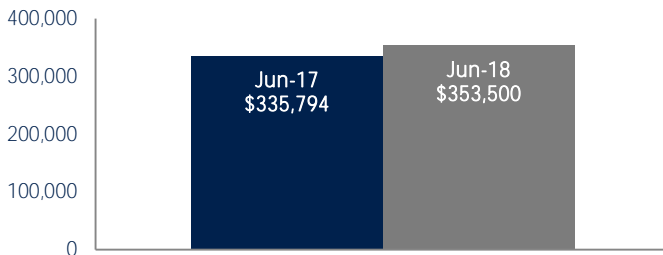
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,319 units or 14%. The total number of active inventory this June was 8,128 compared to 9,447 in June 2017. This month's total of 8,128 is lower than the previous month's total supply of available inventory of 8,349, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Suburban Maryland Homes was \$335,794. This June, the median sale price was \$353,500, an increase of 5% or \$17,706 compared to last year. The current median sold price is 2% higher 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.



*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.

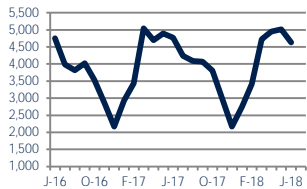
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





New Listings

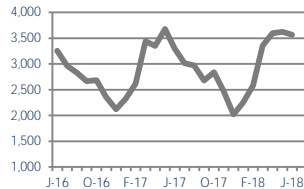
4,635



Down -3%
Vs. Year Ago

Current Contracts

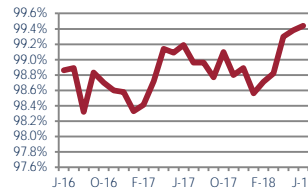
3,568



Up 8%
Vs. Year Ago

Sold Vs. List Price

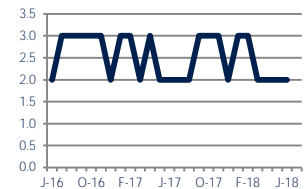
99.4%



No Change
Vs. Year Ago

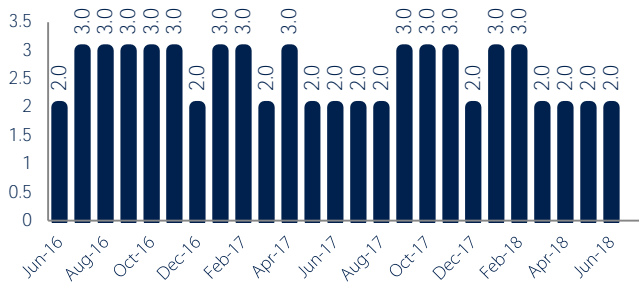
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

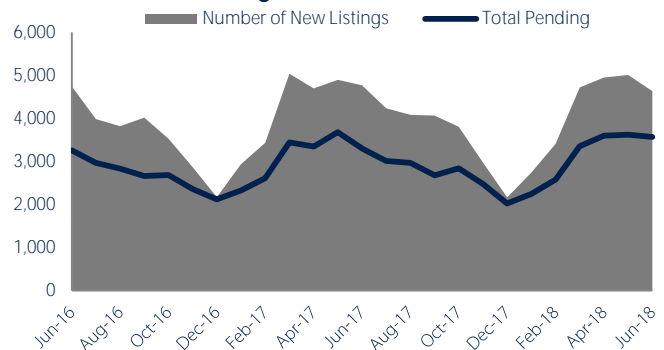
In June, there was 2.3 months of supply available in Suburban Maryland, compared to 2.4 in June 2017. That is a decrease of 4% versus a year ago.

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.

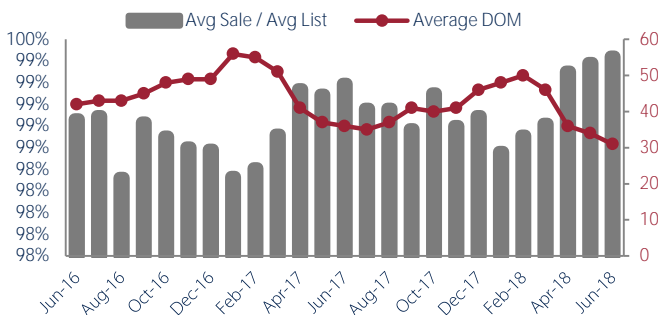
New Listings & Current Contracts

This month there were 4,635 homes newly listed for sale in Suburban Maryland compared to 4,771 in June 2017, a decrease of 3%. There were 3,568 current contracts pending sale this June compared to 3,301 a year ago. The number of current contracts is 8% 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 Suburban Maryland was 99.4% 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 31, lower than the average last year, which was 36, a decrease of 14%.



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