



# The Long & Foster Market Minute™

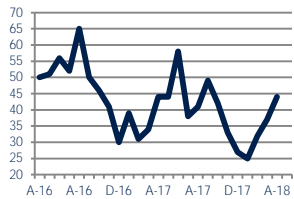
**Focus On:** Walkersville, Thurmont, and Emmitsburg Housing Market

April 2018

Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

## Units Sold

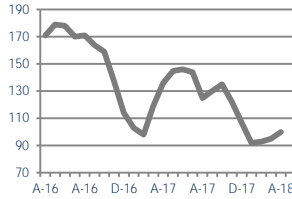
44



No Change  
Vs. Year Ago

## Active Inventory

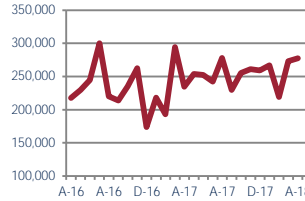
100



Down -26%  
Vs. Year Ago

## Median Sale Price

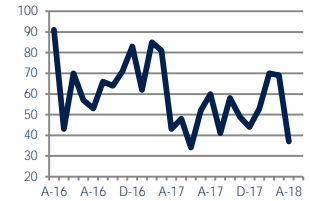
\$277,500



Up 18%  
Vs. Year Ago

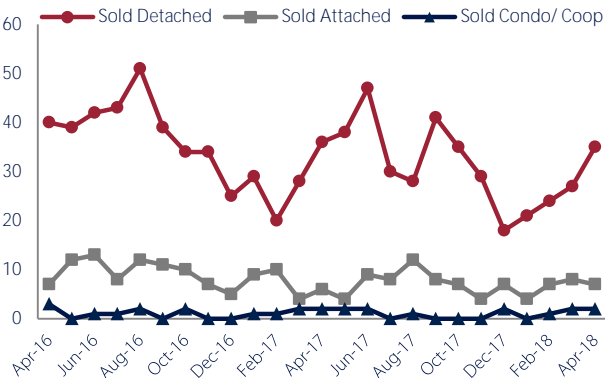
## Days On Market

37



Down -14%  
Vs. Year Ago

## Units Sold\*



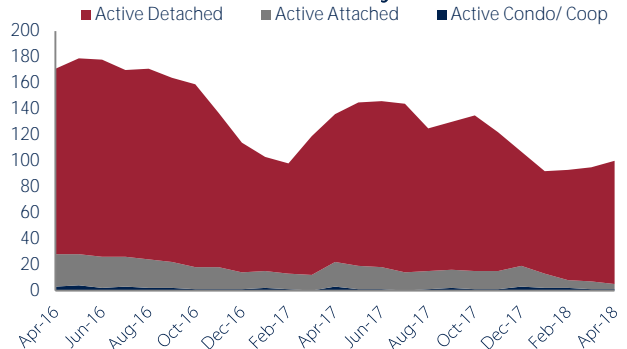
## Units Sold

There was an increase in total units sold in April, with 44 sold this month in Walkersville, Thurmont, and Emmitsburg, an increase of 19%. This month's total units sold is similar compared to a year ago.

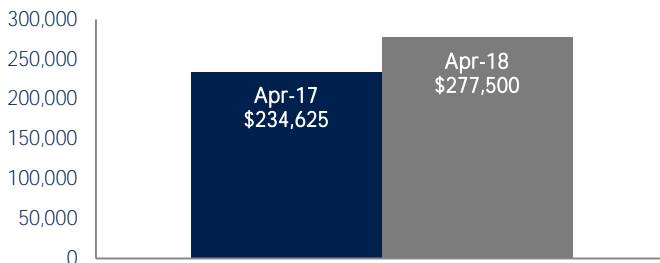
## Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 26%. The total number of active inventory this April was 100 compared to 136 in April 2017. This month's total of 100 is higher than the previous month's total supply of available inventory of 95, an increase of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$234,625. This April, the median sale price was \$277,500, an increase of 18% or \$42,875 compared to last year. The current median sold price is 2% higher than in March.

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

Walkersville, Thurmont, and Emmitsburg are defined as properties listed in zip code/s 21793, 21788, 21727, 21757, 21798, 21780 and 21778.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

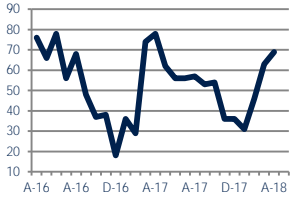




Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

### New Listings

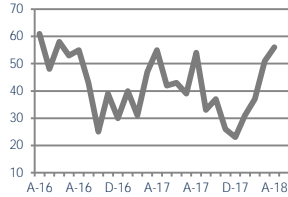
69



**Down -12%**  
Vs. Year Ago

### Current Contracts

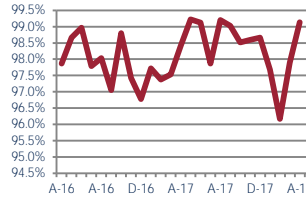
56



**Up 2%**  
Vs. Year Ago

### Sold Vs. List Price

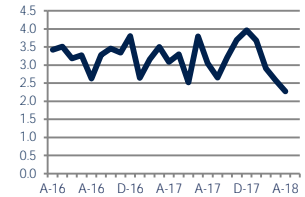
99.1%



**Up 0.7%**  
Vs. Year Ago

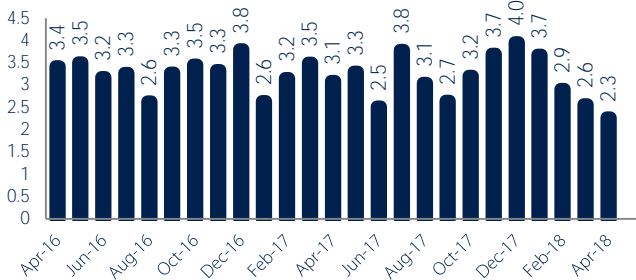
### Months of Supply

2.3



**Down -27%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

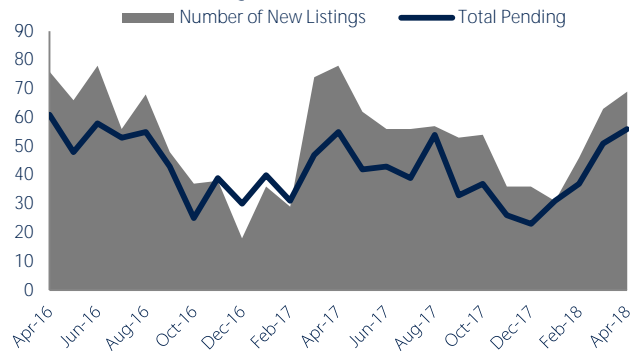
In April, there was 2.3 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 3.1 in April 2017. That is a decrease of 26% versus a year ago.

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.

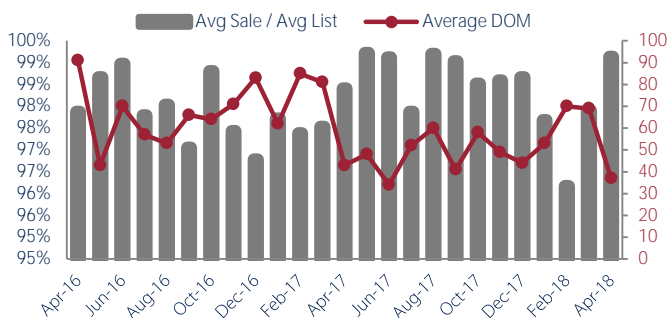
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 78 in April 2017, a decrease of 12%. There were 56 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 2% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Walkersville, Thurmont, and Emmitsburg was 99.1% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 43, a decrease of 14%.



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