



The Long & Foster Market Minute™

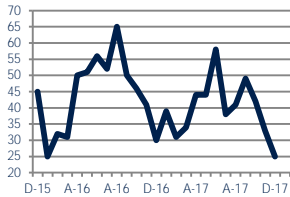
Focus On: Walkersville, Thurmont, and Emmitsburg Housing Market

December 2017

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

Units Sold

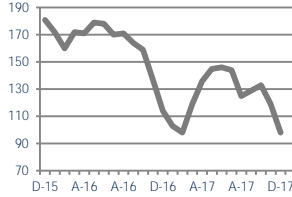
25



Down -17%
Vs. Year Ago

Active Inventory

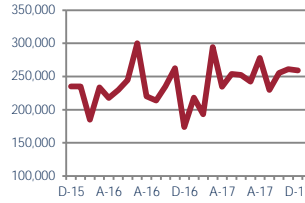
98



Down -14%
Vs. Year Ago

Median Sale Price

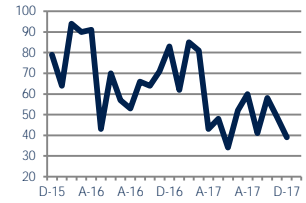
\$259,000



Up
Vs. Year Ago

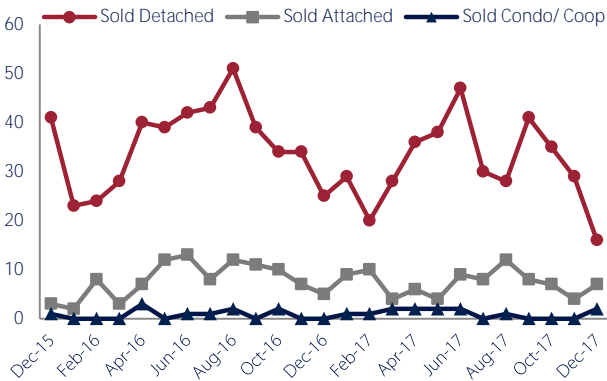
Days On Market

39



Down
Vs. Year Ago

Units Sold*



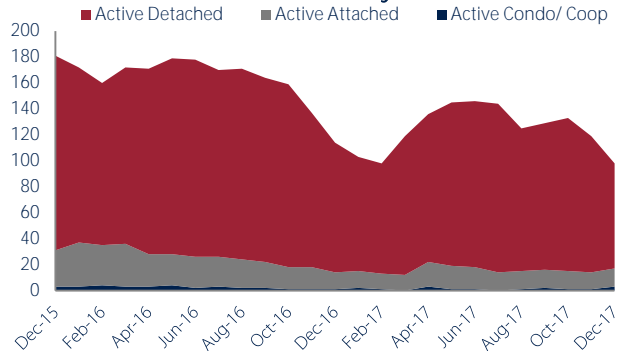
Units Sold

There was a decrease in total units sold in December, with 25 sold this month in Walkersville, Thurmont, and Emmitsburg versus 33 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 17% versus December 2016.

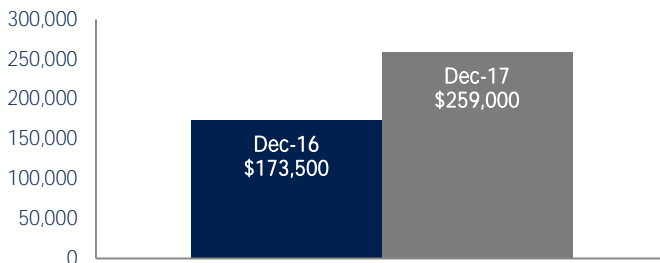
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 14%. The total number of active inventory this December was 98 compared to 114 in December 2016. This month's total of 98 is lower than the previous month's total supply of available inventory of 119, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$173,500. This December, the median sale price was \$259,000, an increase of \$85,500 compared to last year. The current median sold price is lower 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.



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.

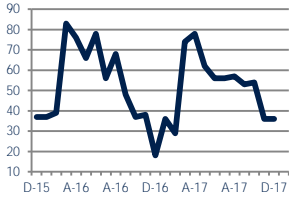




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New Listings

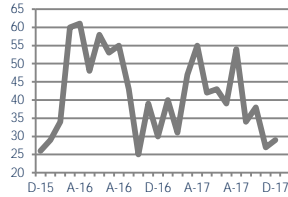
36



Up 100%
Vs. Year Ago

Current Contracts

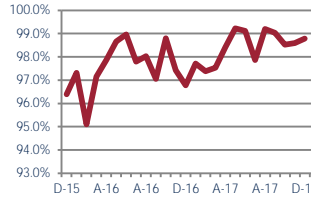
29



Down -3%
Vs. Year Ago

Sold Vs. List Price

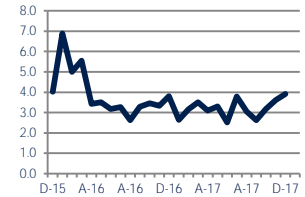
98.8%



Up 2.1%
Vs. Year Ago

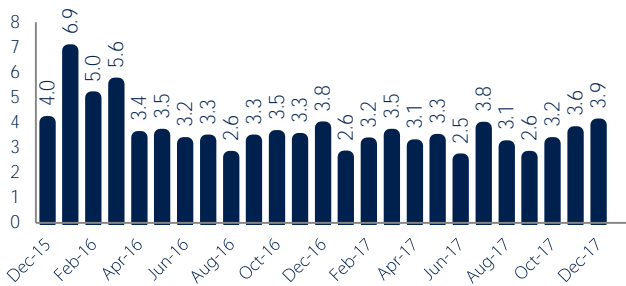
Months of Supply

3.9



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

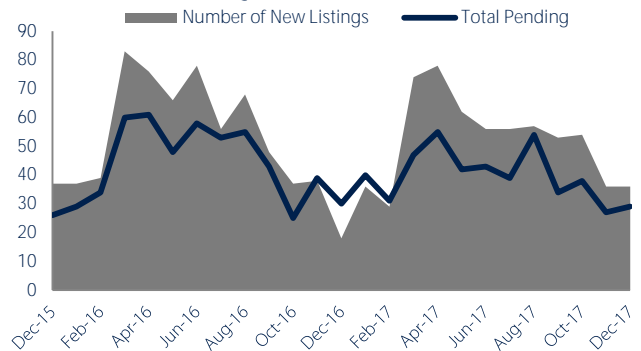
In December, there was 3.9 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 3.8 in December 2016. That is an increase of 3% versus a year ago.

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.

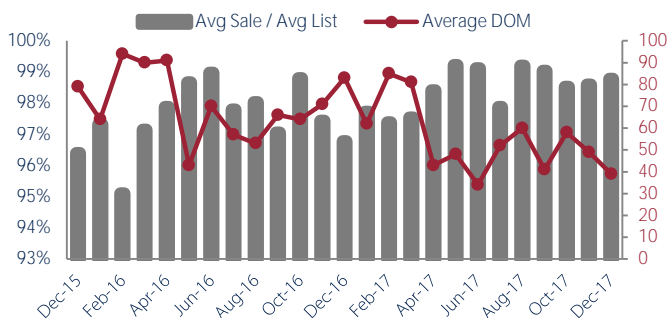
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 18 in December 2016, an increase of 100%. There were 29 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 3% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Walkersville, Thurmont, and Emmitsburg was 98.8% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 83. This decrease was impacted by the limited number of sales.



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