



# The Long & Foster Market Minute™

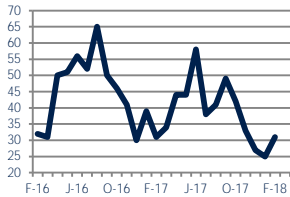
**Focus On:** Walkersville, Thurmont, and Emmitsburg Housing Market

February 2018

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

## Units Sold

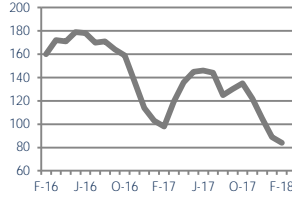
31



No Change  
Vs. Year Ago

## Active Inventory

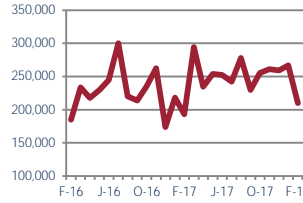
84



Down -14%  
Vs. Year Ago

## Median Sale Price

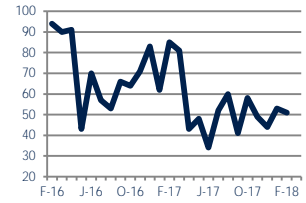
\$210,000



Up 9%  
Vs. Year Ago

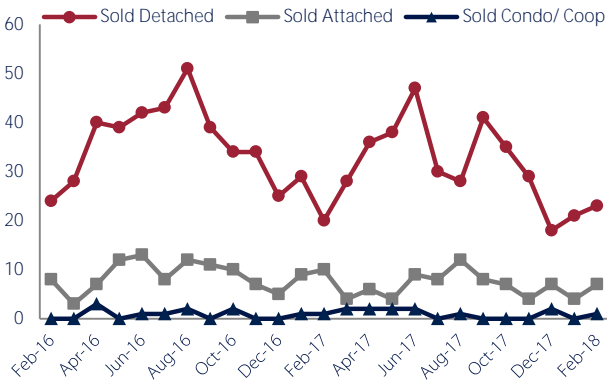
## Days On Market

51



Down -40%  
Vs. Year Ago

## Units Sold\*



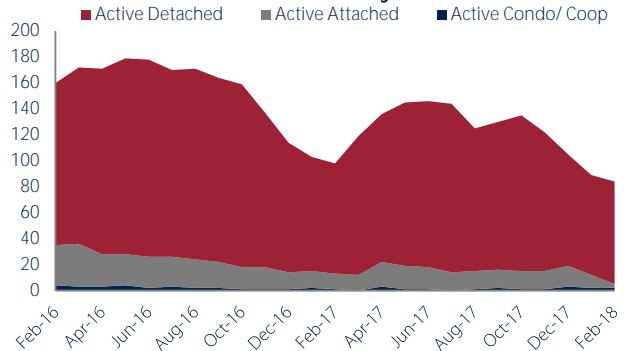
## Units Sold

There was an increase in total units sold in February, with 31 sold this month in Walkersville, Thurmont, and Emmitsburg, an increase of 24%. This month's total units sold is similar compared to a year ago.

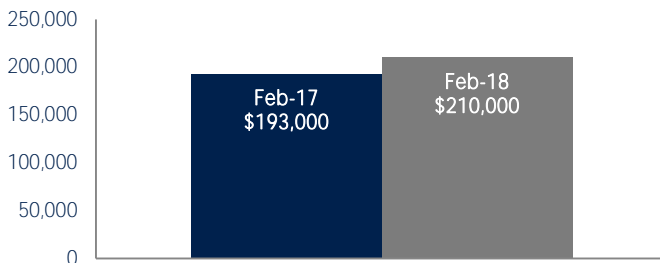
## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 14%. The total number of active inventory this February was 84 compared to 98 in February 2017. This month's total of 84 is lower than the previous month's total supply of available inventory of 89, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$193,000. This February, the median sale price was \$210,000, an increase of 9% or \$17,000 compared to last year. The current median sold price is 21% lower than in January.

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.

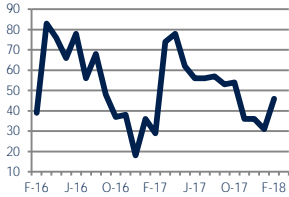




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### New Listings

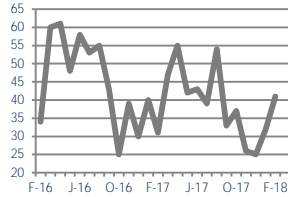
46



Up 59%  
Vs. Year Ago

### Current Contracts

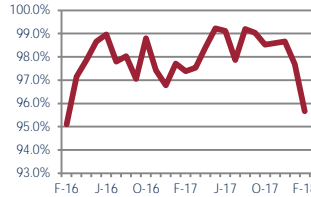
41



Up 32%  
Vs. Year Ago

### Sold Vs. List Price

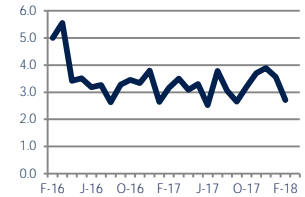
95.7%



Down -1.8%  
Vs. Year Ago

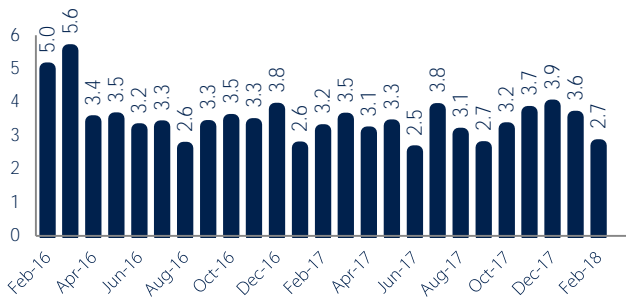
### Months of Supply

2.7



Down -14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

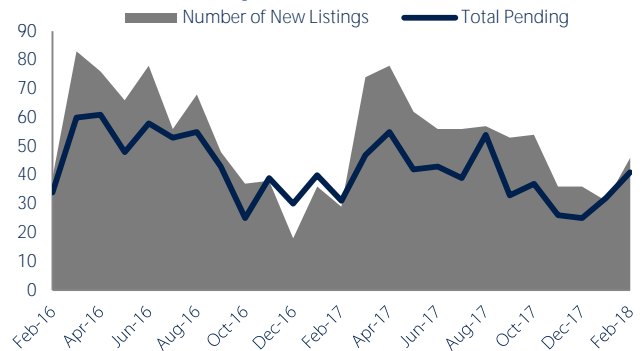
In February, there was 2.7 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 3.2 in February 2017. That is a decrease of 14% versus a year ago.

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.

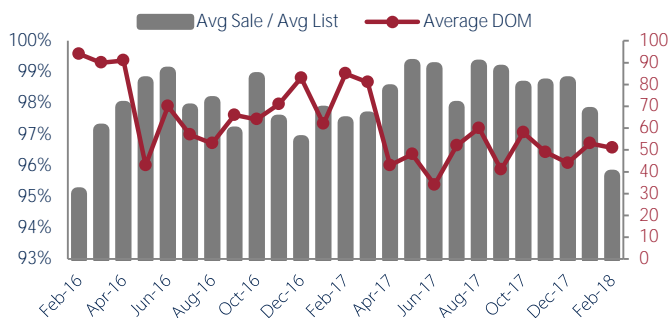
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 29 in February 2017, an increase of 59%. There were 41 current contracts pending sale this February compared to 31 a year ago. The number of current contracts is 32% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Walkersville, Thurmont, and Emmitsburg was 95.7% of the average list price, which is 1.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 85, a decrease of 40%.



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