



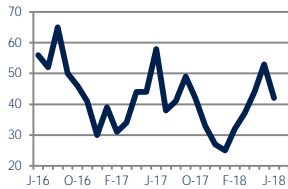
The Long & Foster Market Minute™

Focus On: Walkersville, Thurmont, and Emmitsburg Housing Market

June 2018

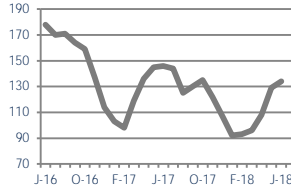
Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

Units Sold
42



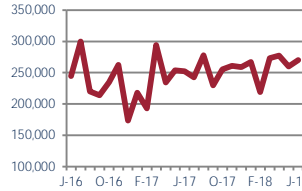
Down -28%
Vs. Year Ago

Active Inventory
134



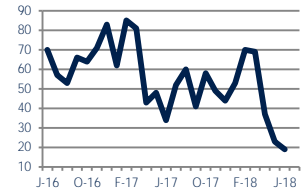
Down -8%
Vs. Year Ago

Median Sale Price
\$269,950



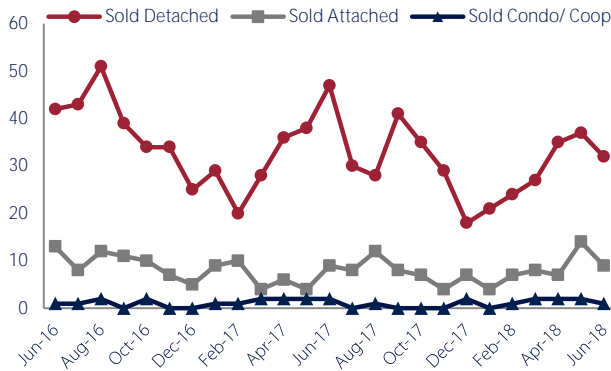
Up 7%
Vs. Year Ago

Days On Market
19



Down -44%
Vs. Year Ago

Units Sold*



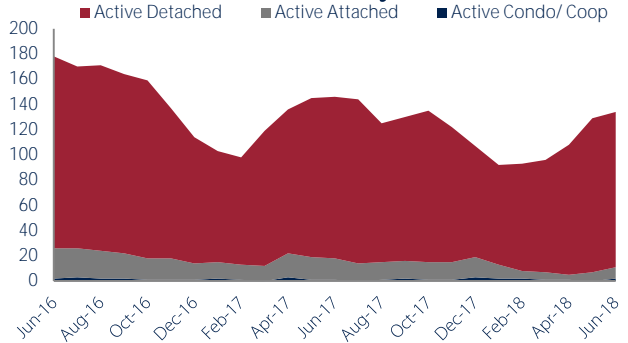
Units Sold

There was a decrease in total units sold in June, with 42 sold this month in Walkersville, Thurmont, and Emmitsburg versus 53 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 28% versus June 2017.

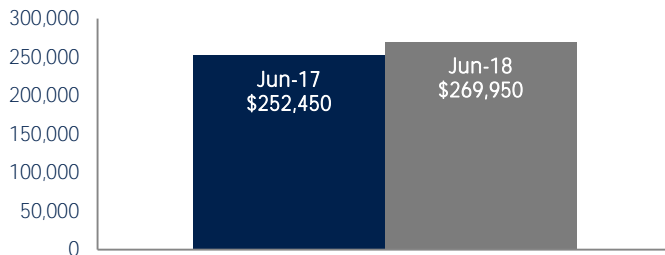
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 8%. The total number of active inventory this June was 134 compared to 146 in June 2017. This month's total of 134 is higher than the previous month's total supply of available inventory of 129, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$252,450. This June, the median sale price was \$269,950, an increase of 7% or \$17,500 compared to last year. The current median sold price is 4% 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.

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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INTERNATIONAL REAL ESTATE

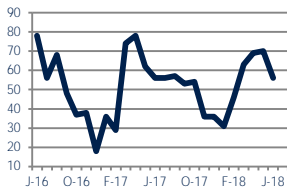




Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

New Listings

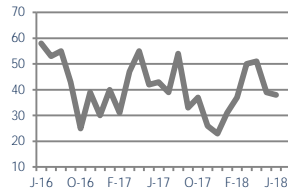
56



No Change
Vs. Year Ago

Current Contracts

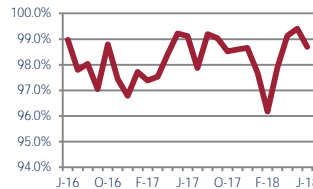
38



Down -12%
Vs. Year Ago

Sold Vs. List Price

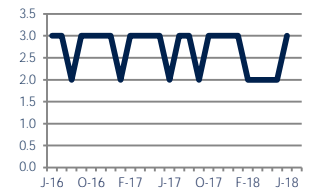
98.7%



No Change
Vs. Year Ago

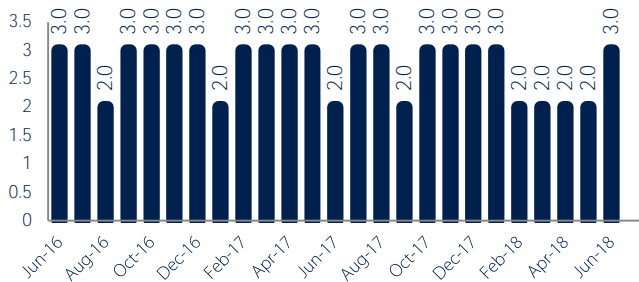
Months of Supply

3.0



Up 50%
Vs. Year Ago

Months Of Supply



Months of Supply

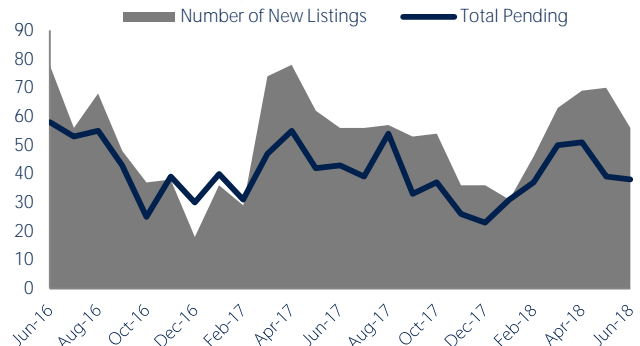
In June, there was 3.2 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 2.5 in June 2017. That is an increase of 27% versus a year ago.

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.

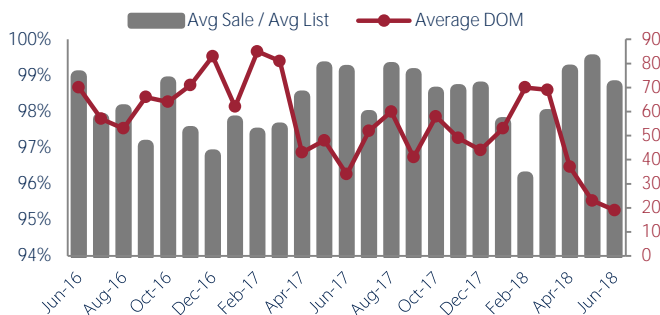
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg, which is similar to the amount in June 2017. There were 38 current contracts pending sale this June compared to 43 a year ago. The number of current contracts is 12% lower 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 Walkersville, Thurmont, and Emmitsburg was 98.7% 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 19, lower than the average last year, which was 34, a decrease of 44%.



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