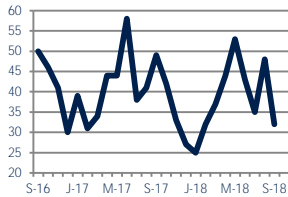


**Units Sold**

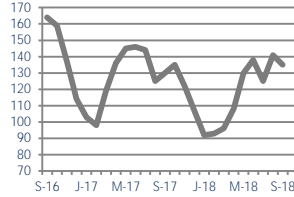
32



**Down -35%**  
Vs. Year Ago

**Active Inventory**

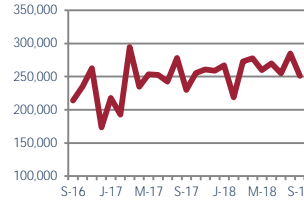
135



**Up 4%**  
Vs. Year Ago

**Median Sale Price**

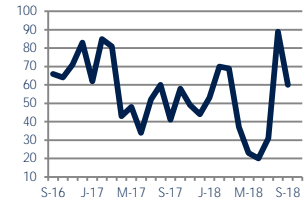
\$251,250



**Up 9%**  
Vs. Year Ago

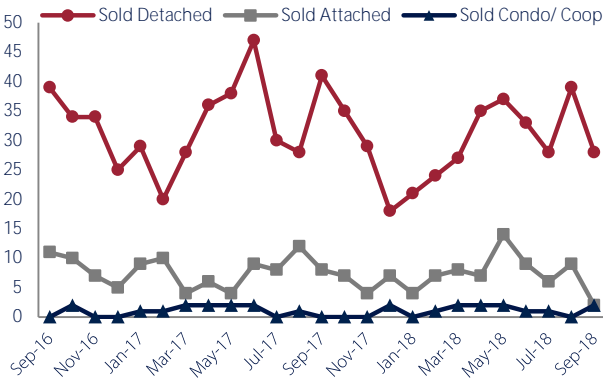
**Days On Market**

60



**Up 46%**  
Vs. Year Ago

**Units Sold\***



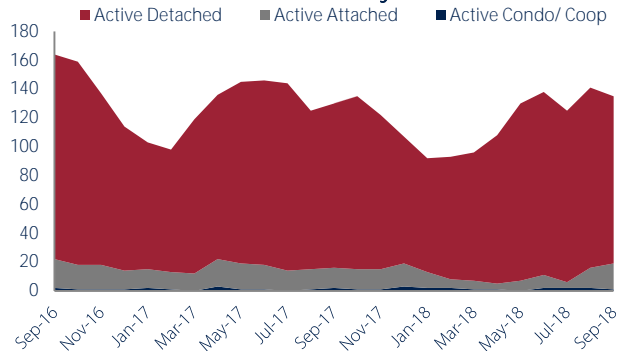
**Units Sold**

There was a decrease in total units sold in September, with 32 sold this month in Walkersville, Thurmont, and Emmitsburg versus 48 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 35% versus September 2017.

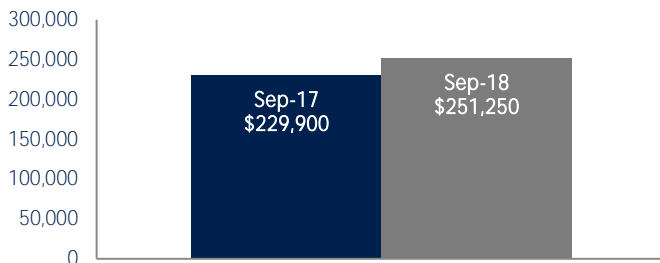
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 5 units or 4%. The total number of active inventory this September was 135 compared to 130 in September 2017. This month's total of 135 is lower than the previous month's total supply of available inventory of 141, a decrease of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$229,900. This September, the median sale price was \$251,250, an increase of 9% or \$21,350 compared to last year. The current median sold price is 12% lower than in August.

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.





# The Long & Foster Market Minute™

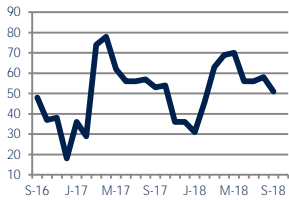
**Focus On:** Walkersville, Thurmont, and Emmitsburg Housing Market

September 2018

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

## New Listings

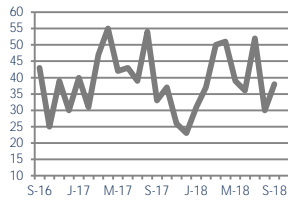
51



**Down -4%**  
Vs. Year Ago

## Current Contracts

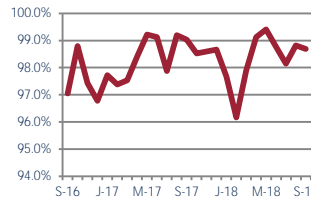
38



**Up 15%**  
Vs. Year Ago

## Sold Vs. List Price

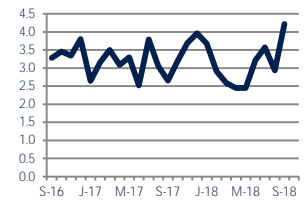
98.7%



**No Change**  
Vs. Year Ago

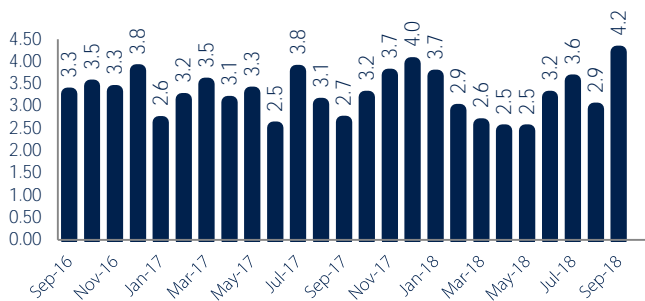
## Months of Supply

4.2



**Up 59%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

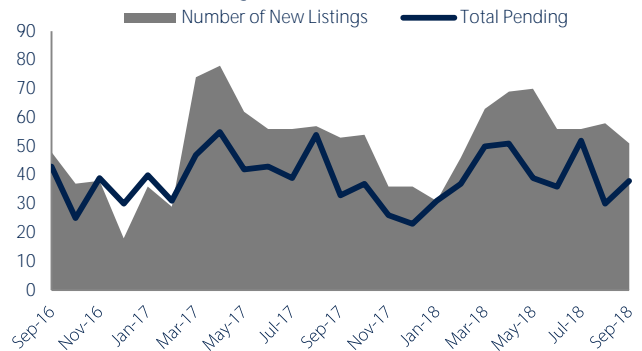
In September, there was 4.2 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 2.7 in September 2017. That is an increase of 59% versus a year ago.

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.

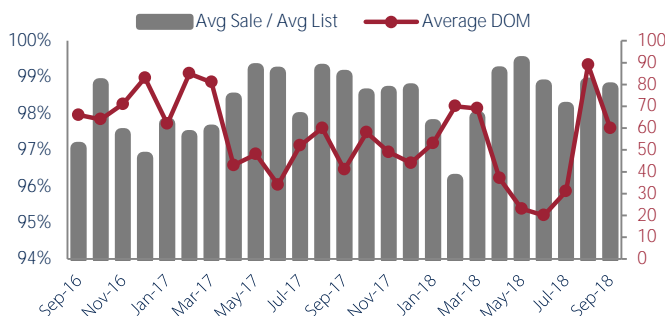
## New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 53 in September 2017, a decrease of 4%. There were 38 current contracts pending sale this September compared to 33 a year ago. The number of current contracts is 15% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, 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 60, higher than the average last year, which was 41, an increase of 46%.



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