

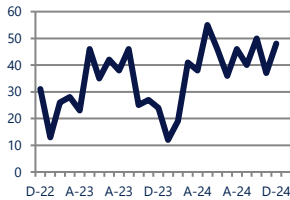
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAMASCUS AND CLARKSBURG HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20872 and 20871

Units Sold

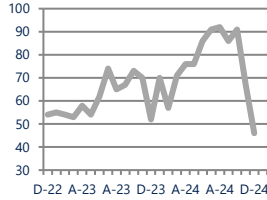
48



Up
Vs. Year Ago

Active Inventory

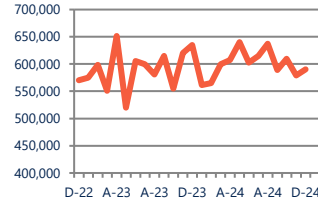
46



Down -12%
Vs. Year Ago

Median Sale Price

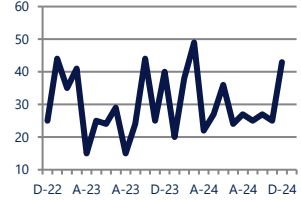
\$590,000



Down -7%
Vs. Year Ago

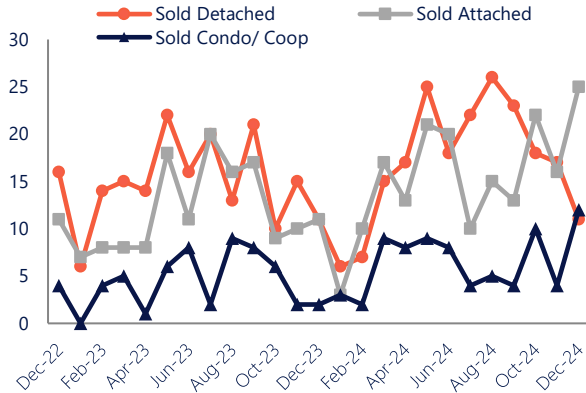
Days On Market

43



Up 7%
Vs. Year Ago

Units Sold*



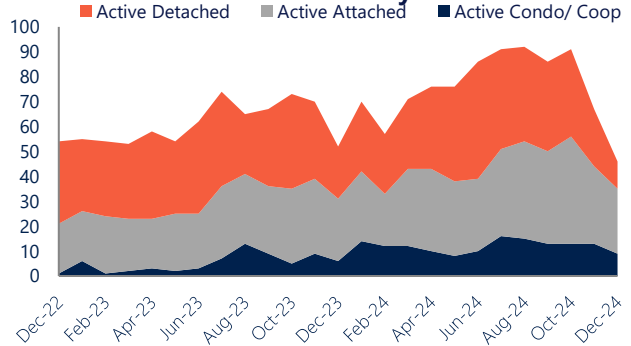
Units Sold

There was an increase in total units sold in December, with 48 sold this month in Damascus and Clarksburg. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 12%. The total number of active inventory this December was 46 compared to 52 in December 2023. This month's total of 46 is lower than the previous month's total supply of available inventory of 67, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Damascus and Clarksburg Homes was \$635,000. This December, the median sale price was \$590,000, a decrease of 7% or \$45,000 compared to last year. The current median sold price is 2% higher 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.

Damascus and Clarksburg are defined as properties listed in zip code/s 20872 and 20871.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

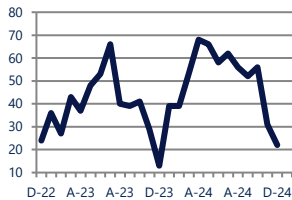
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAMASCUS AND CLARKSBURG HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20872 and 20871

New Listings

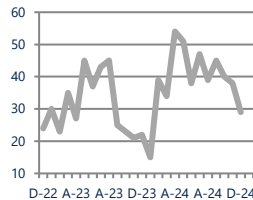
22



Up 69%
Vs. Year Ago

Current Contracts

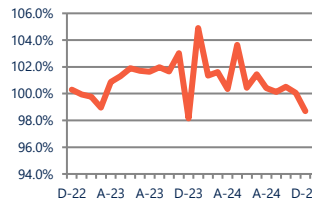
29



Up 32%
Vs. Year Ago

Sold Vs. List Price

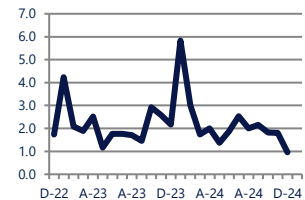
98.7%



Up 0.6%
Vs. Year Ago

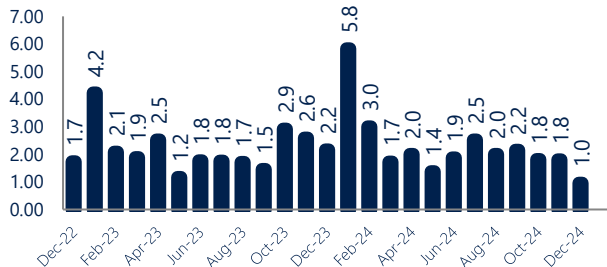
Months of Supply

1.0



Down -56%
Vs. Year Ago

Months Of Supply



Months of Supply

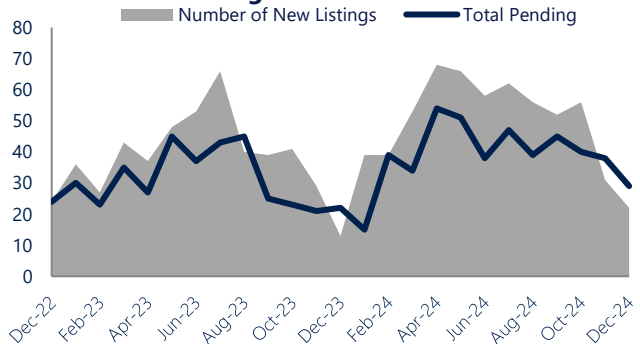
In December, there was 1.0 months of supply available in Damascus and Clarksburg, compared to 2.2 in December 2023. That is a decrease of 56% versus a year ago.

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.

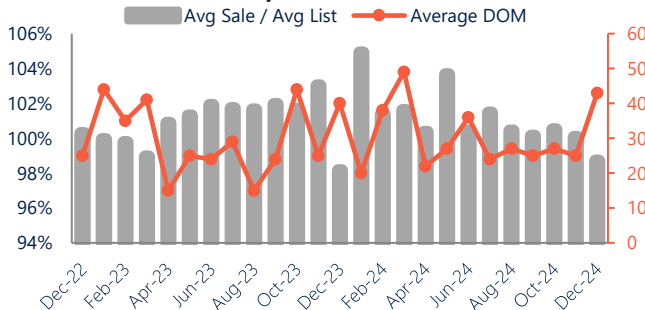
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Damascus and Clarksburg compared to 13 in December 2023, an increase of 69%. There were 29 current contracts pending sale this December compared to 22 a year ago. The number of current contracts is 32% higher 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 Damascus and Clarksburg was 98.7% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 40, an increase of 8%.

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