



The Long & Foster Market Minute™

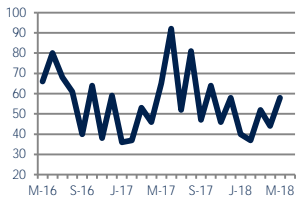
Focus On: **Damascus and Clarksburg Housing Market**

May 2018

Zip Code(s): 20872 and 20871

Units Sold

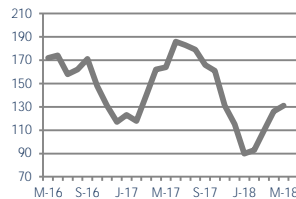
58



Down -11%
Vs. Year Ago

Active Inventory

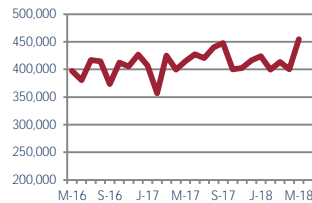
131



Down -20%
Vs. Year Ago

Median Sale Price

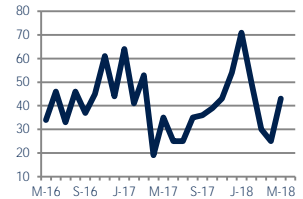
\$454,828



Up 10%
Vs. Year Ago

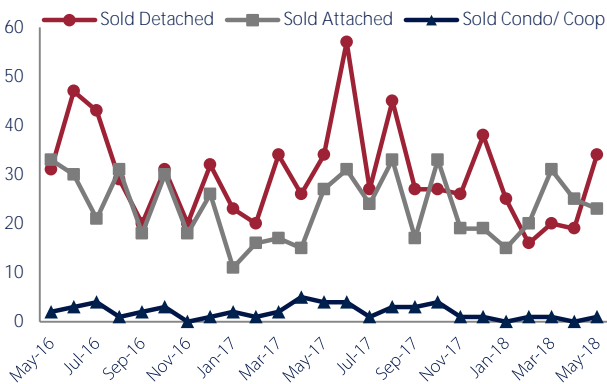
Days On Market

43



Up 23%
Vs. Year Ago

Units Sold*



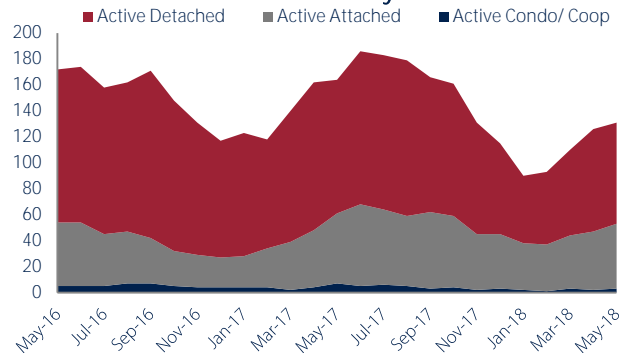
Units Sold

There was an increase in total units sold in May, with 58 sold this month in Damascus and Clarksburg versus 44 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 11% versus May 2017.

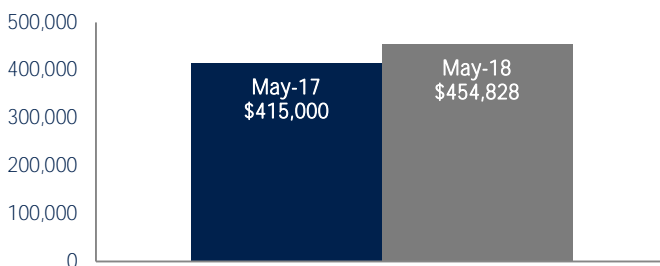
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 20%. The total number of active inventory this May was 131 compared to 164 in May 2017. This month's total of 131 is higher than the previous month's total supply of available inventory of 126, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Damascus and Clarksburg Homes was \$415,000. This May, the median sale price was \$454,828, an increase of 10% or \$39,828 compared to last year. The current median sold price is 14% higher than in April.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



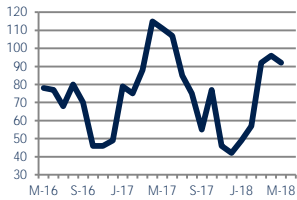
Focus On: Damascus and Clarksburg Housing Market

May 2018

Zip Code(s): 20872 and 20871

New Listings

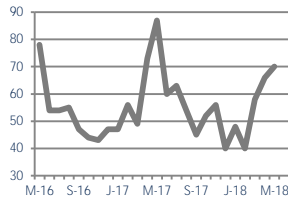
92



Down -17%
Vs. Year Ago

Current Contracts

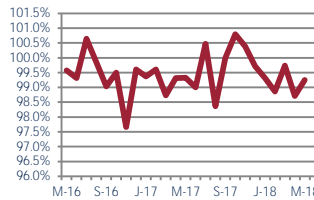
70



Down -20%
Vs. Year Ago

Sold Vs. List Price

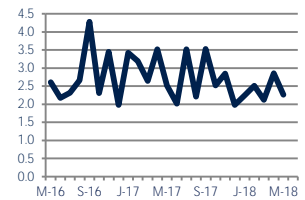
99.3%



No Change
Vs. Year Ago

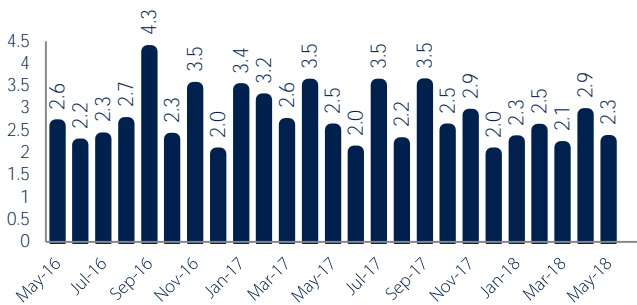
Months of Supply

2.3



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

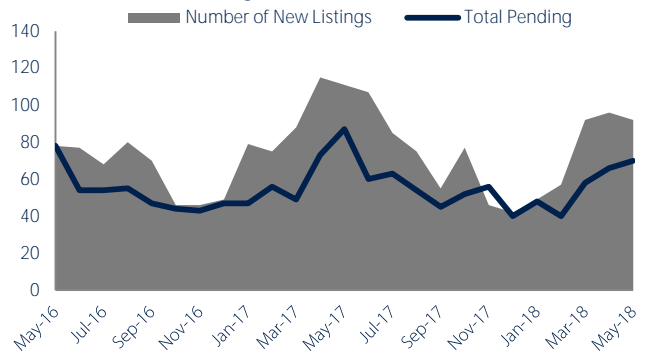
In May, there was 2.3 months of supply available in Damascus and Clarksburg, compared to 2.5 in May 2017. That is a decrease of 10% versus a year ago.

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.

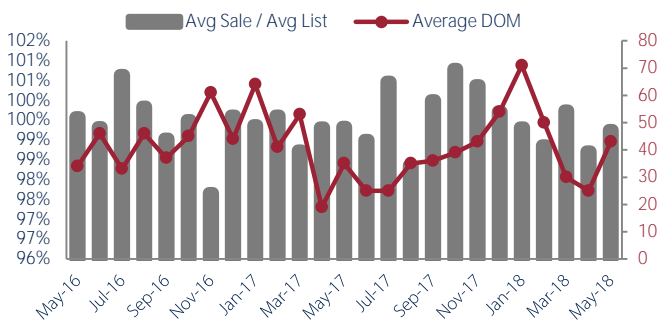
New Listings & Current Contracts

This month there were 92 homes newly listed for sale in Damascus and Clarksburg compared to 111 in May 2017, a decrease of 17%. There were 70 current contracts pending sale this May compared to 87 a year ago. The number of current contracts is 20% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Damascus and Clarksburg was 99.3% 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 43, higher than the average last year, which was 35, an increase of 23%.



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