

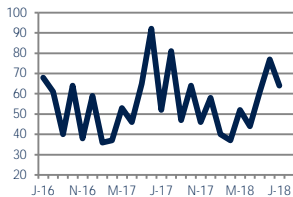
Focus On: Damascus and Clarksburg Housing Market

July 2018

Zip Code(s): 20872 and 20871

Units Sold

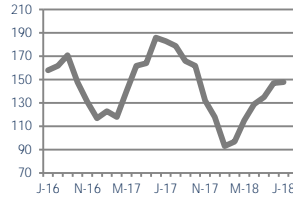
64



Up 23%
Vs. Year Ago

Active Inventory

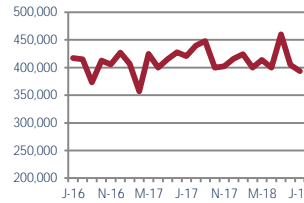
148



Down -19%
Vs. Year Ago

Median Sale Price

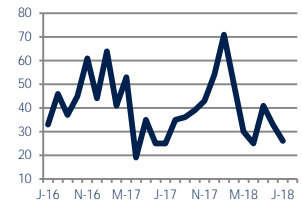
\$393,300



Down -6%
Vs. Year Ago

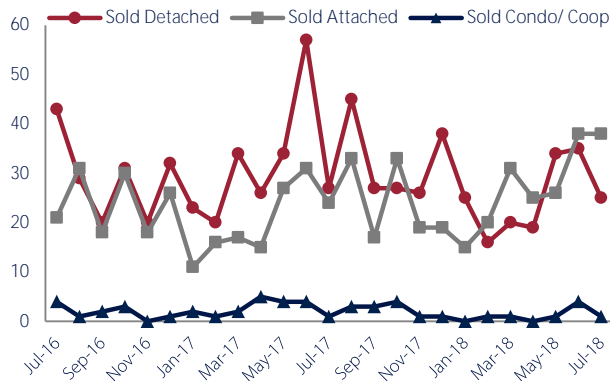
Days On Market

26



Up 4%
Vs. Year Ago

Units Sold*



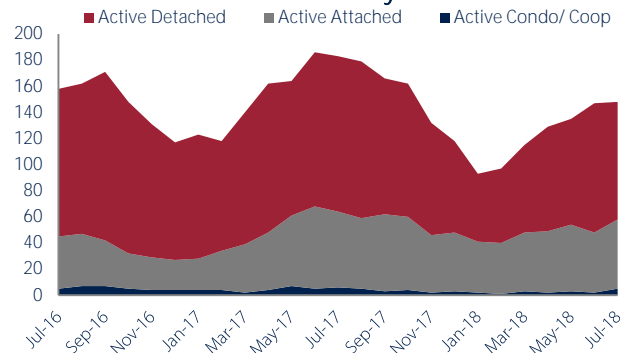
Units Sold

There was a decrease in total units sold in July, with 64 sold this month in Damascus and Clarksburg versus 77 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 23% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 19%. The total number of active inventory this July was 148 compared to 183 in July 2017. This month's total of 148 is higher than the previous month's total supply of available inventory of 147, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Damascus and Clarksburg Homes was \$420,500. This July, the median sale price was \$393,300, a decrease of 6% or \$27,200 compared to last year. The current median sold price is 3% lower than in June.

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



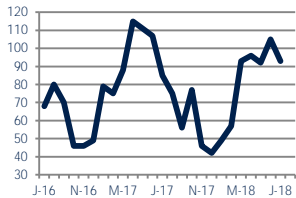
Focus On: Damascus and Clarksburg Housing Market

July 2018

Zip Code(s): 20872 and 20871

New Listings

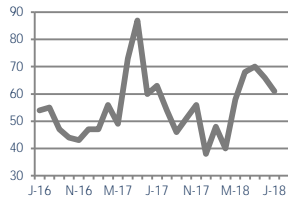
93



Up 9%
Vs. Year Ago

Current Contracts

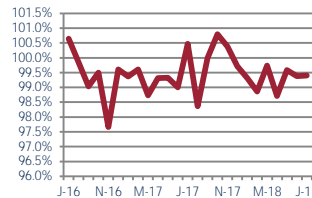
61



Down -3%
Vs. Year Ago

Sold Vs. List Price

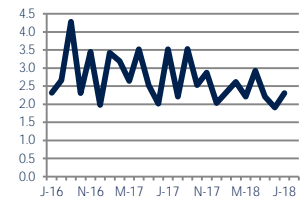
99.4%



Down -1.1%
Vs. Year Ago

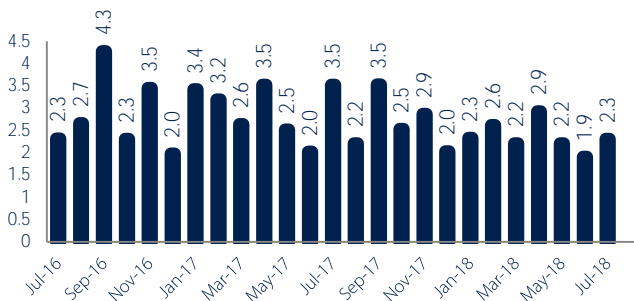
Months of Supply

2.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

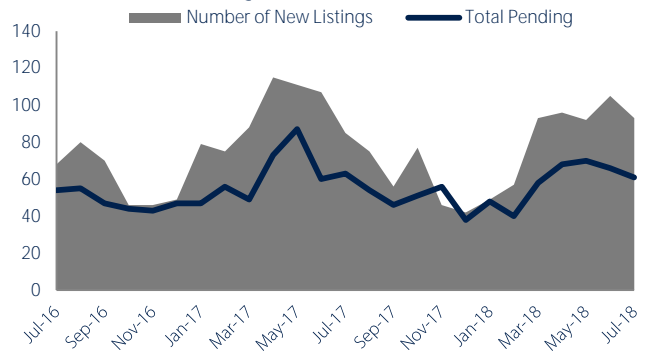
In July, there was 2.3 months of supply available in Damascus and Clarksburg, compared to 3.5 in July 2017. That is a decrease of 34% versus a year ago.

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.

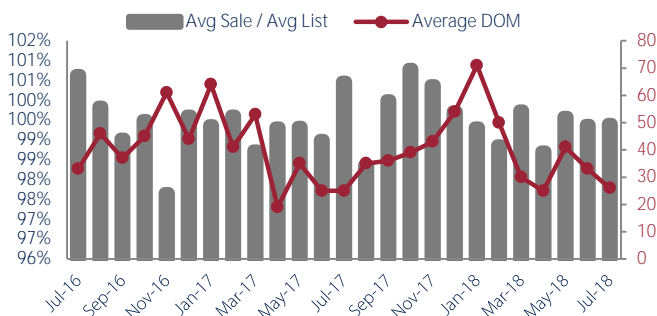
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Damascus and Clarksburg compared to 85 in July 2017, an increase of 9%. There were 61 current contracts pending sale this July compared to 63 a year ago. The number of current contracts is 3% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Damascus and Clarksburg was 99.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 25, an increase of 4%.



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