

THE LONG & FOSTER MARKET MINUTE™

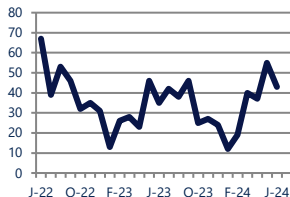
FOCUS ON: **DAMASCUS AND CLARKSBURG HOUSING MARKET**

JUNE 2024

Zip Code(s): 20872 and 20871

Units Sold

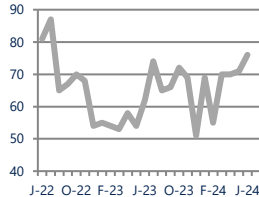
43



Up 23%
Vs. Year Ago

Active Inventory

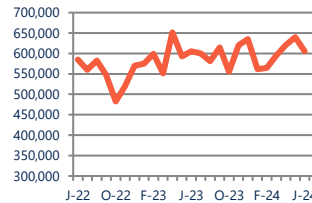
76



Up 23%
Vs. Year Ago

Median Sale Price

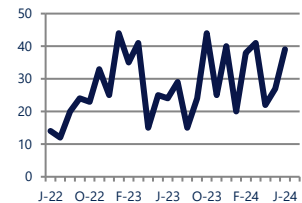
\$605,000



No Change
Vs. Year Ago

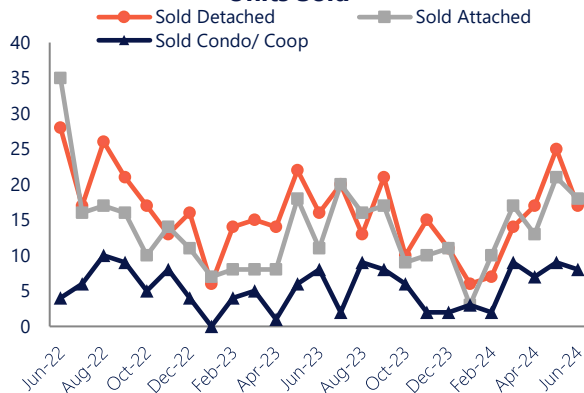
Days On Market

39



Up 63%
Vs. Year Ago

Units Sold*



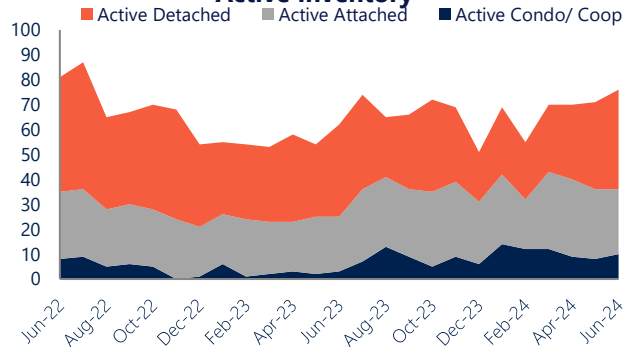
Units Sold

There was a decrease in total units sold in June, with 43 sold this month in Damascus and Clarksburg versus 55 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 23% versus June 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 23%. The total number of active inventory this June was 76 compared to 62 in June 2023. This month's total of 76 is higher than the previous month's total supply of available inventory of 71, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Damascus and Clarksburg Homes was \$605,433. This June, the median sale price was \$605,000, which is similar compared to a year ago. The current median sold price is 5% lower 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.

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™

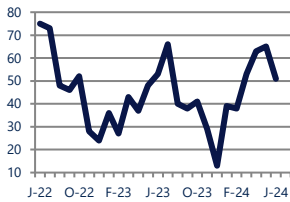
FOCUS ON: **DAMASCUS AND CLARKSBURG HOUSING MARKET**

JUNE 2024

Zip Code(s): 20872 and 20871

New Listings

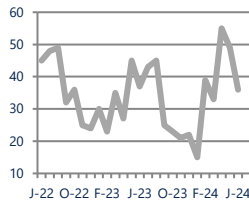
51



Down -4%
Vs. Year Ago

Current Contracts

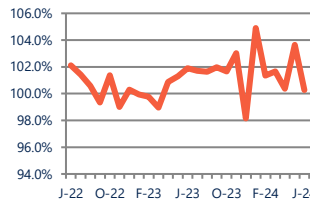
36



Down -3%
Vs. Year Ago

Sold Vs. List Price

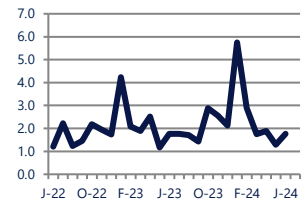
100.3%



Down -1.6%
Vs. Year Ago

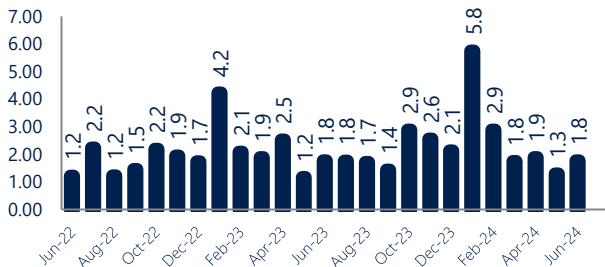
Months of Supply

1.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

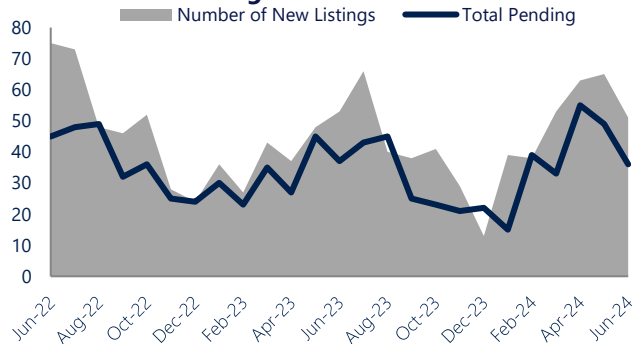
In June, there was 1.8 months of supply available in Damascus and Clarksburg. The amount of supply is similar compared to a year ago.

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.

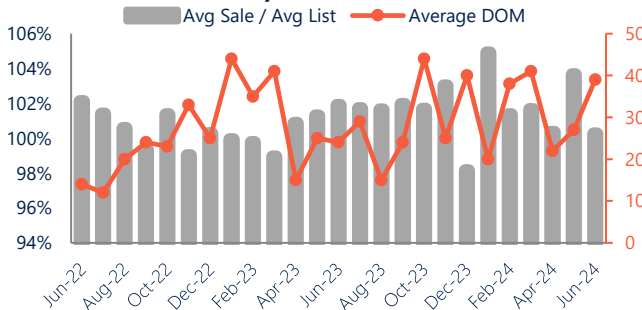
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Damascus and Clarksburg compared to 53 in June 2023, a decrease of 4%. There were 36 current contracts pending sale this June compared to 37 a year ago. The number of current contracts is 3% 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 Damascus and Clarksburg was 100.3% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 24, an increase of 63%.

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.