

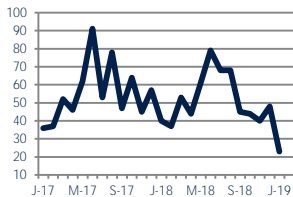
Focus On: Damascus and Clarksburg Housing Market

January 2019

Zip Code(s): 20872 and 20871

Units Sold

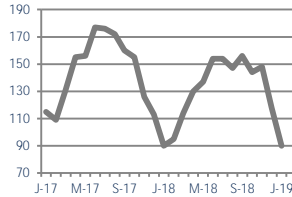
23



Down
Vs. Year Ago

Active Inventory

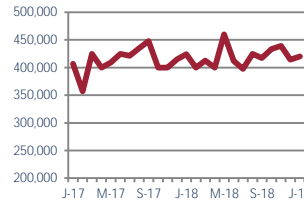
90



No Change
Vs. Year Ago

Median Sale Price

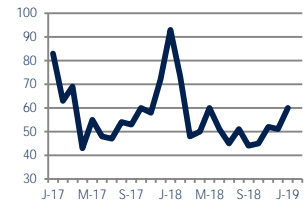
\$420,000



Down -1%
Vs. Year Ago

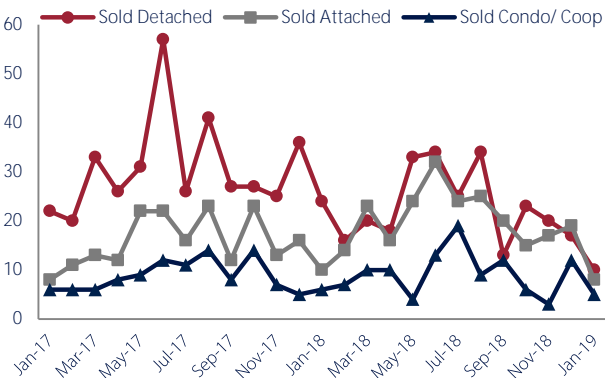
Days On Market

60



Down -35%
Vs. Year Ago

Units Sold*



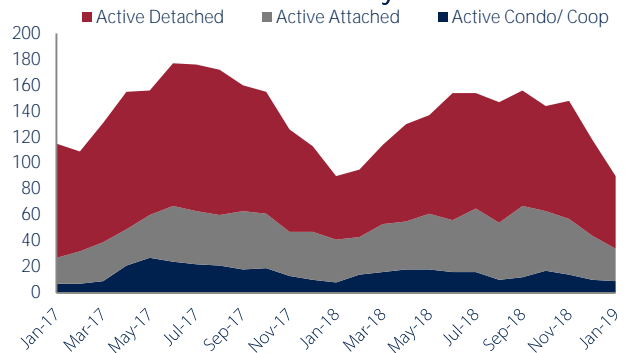
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Damascus and Clarksburg. This month's total units sold was lower than at this time last year, a decrease from January 2018.

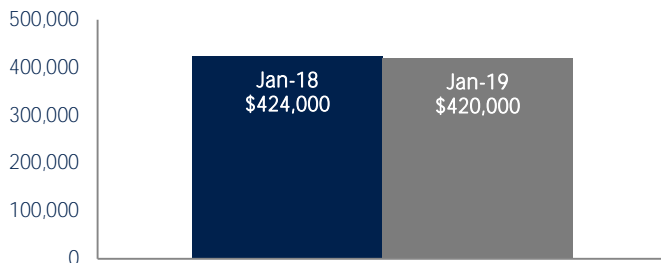
Active Inventory

The total number of homes available this month is 90 units, which is similar compared to a year ago. This month's total of 90 is lower than the previous month's total supply of available inventory of 118, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Damascus and Clarksburg Homes was \$424,000. This January, the median sale price was \$420,000, a decrease of 1% or \$4,000 compared to last year. The current median sold price is 1% higher than in December.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



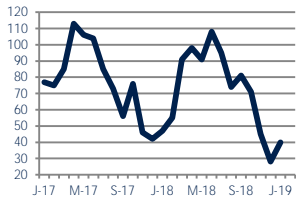
Focus On: Damascus and Clarksburg Housing Market

January 2019

Zip Code(s): 20872 and 20871

New Listings

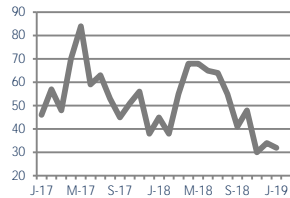
40



Down -15%
Vs. Year Ago

Current Contracts

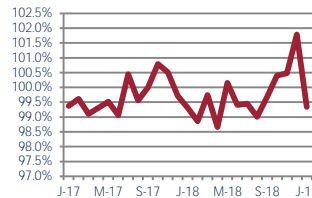
32



Down -29%
Vs. Year Ago

Sold Vs. List Price

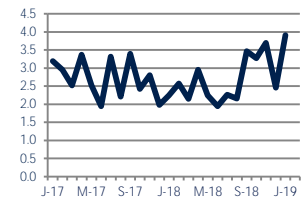
99.3%



No Change
Vs. Year Ago

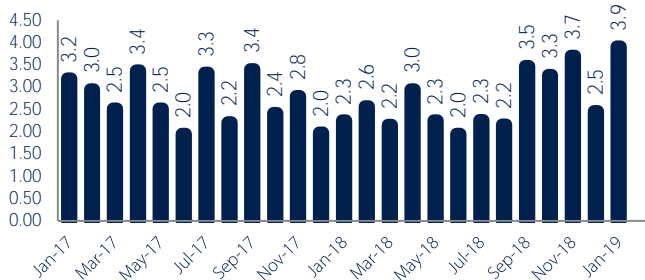
Months of Supply

3.9



Up 74%
Vs. Year Ago

Months Of Supply



Months of Supply

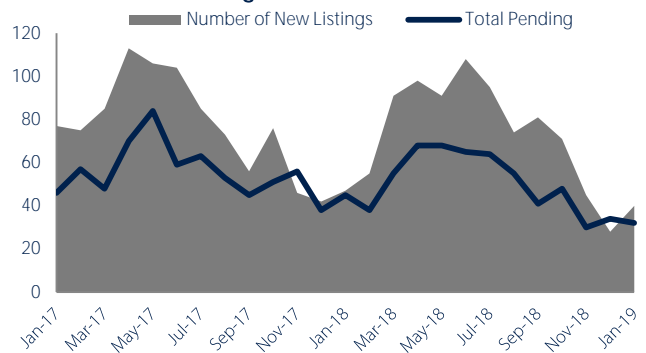
In January, there was 3.9 months of supply available in Damascus and Clarksburg, compared to 2.3 in January 2018. That is an increase of 74% versus a year ago.

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.

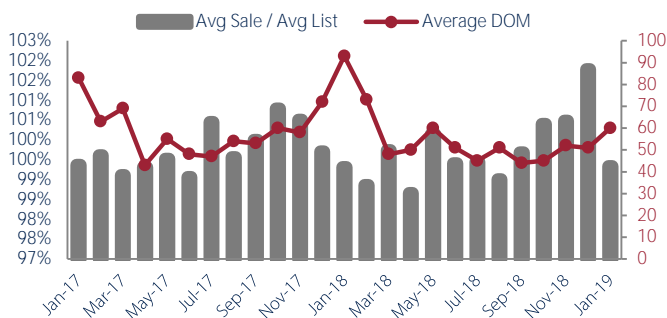
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Damascus and Clarksburg compared to 47 in January 2018, a decrease of 15%. There were 32 current contracts pending sale this January compared to 45 a year ago. The number of current contracts is 29% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, 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 60, lower than the average last year, which was 93, a decrease of 35%.



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.

