

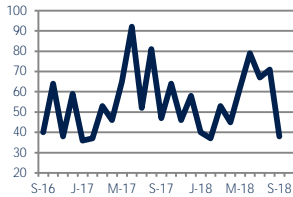
## Focus On: Damascus and Clarksburg Housing Market

September 2018

Zip Code(s): 20872 and 20871

### Units Sold

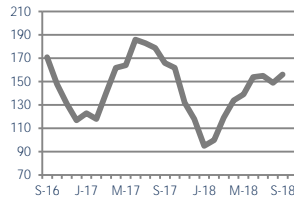
38



Down  
Vs. Year Ago

### Active Inventory

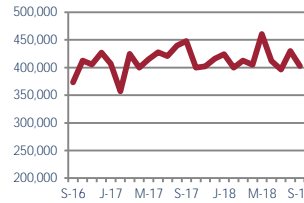
156



Down -6%  
Vs. Year Ago

### Median Sale Price

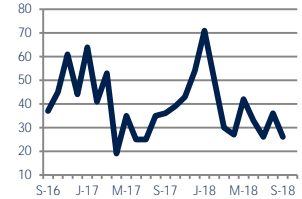
\$402,500



Down -10%  
Vs. Year Ago

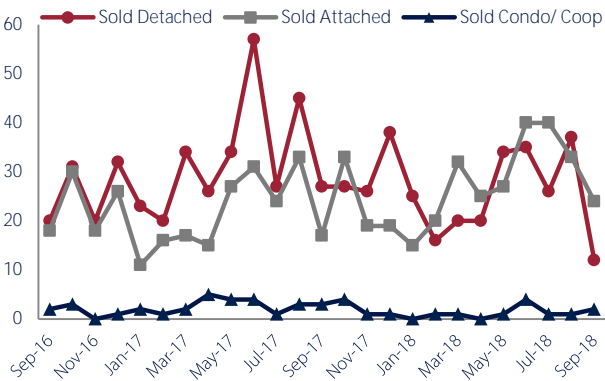
### Days On Market

26



Down -28%  
Vs. Year Ago

### Units Sold\*



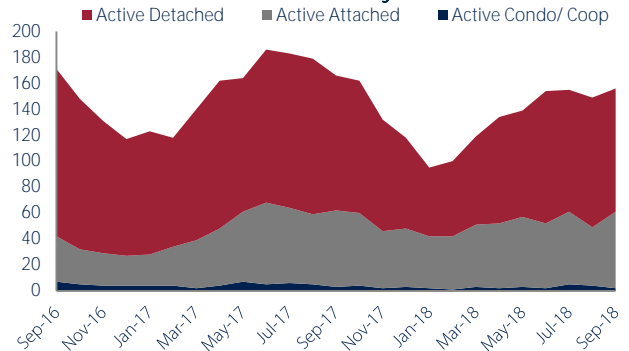
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 38 sold this month in Damascus and Clarksburg. This month's total units sold was lower than at this time last year, a decrease from September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 6%. The total number of active inventory this September was 156 compared to 166 in September 2017. This month's total of 156 is higher than the previous month's total supply of available inventory of 149, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Damascus and Clarksburg Homes was \$448,000. This September, the median sale price was \$402,500, a decrease of 10% or \$45,500 compared to last year. The current median sold price is 6% lower than in August.

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.



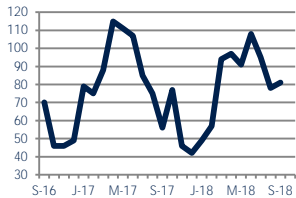
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20872 and 20871

### New Listings

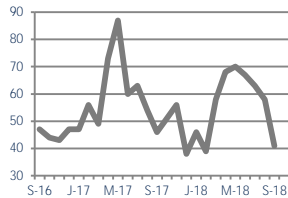
81



Up 45%  
Vs. Year Ago

### Current Contracts

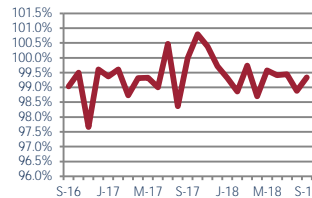
41



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

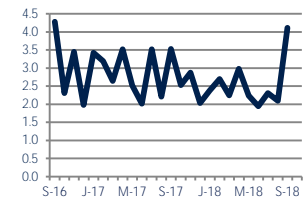
99.3%



Down -0.7%  
Vs. Year Ago

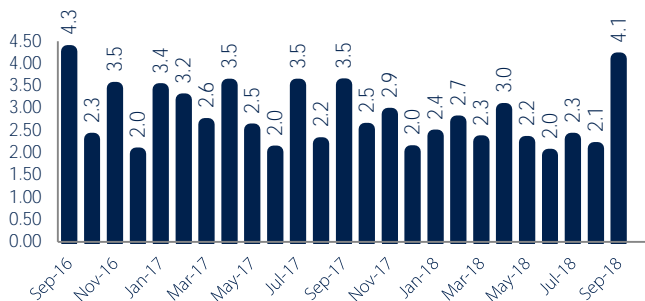
### Months of Supply

4.1



Up 16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In September, there was 4.1 months of supply available in Damascus and Clarksburg, compared to 3.5 in September 2017. That is an increase of 16% versus a year ago.

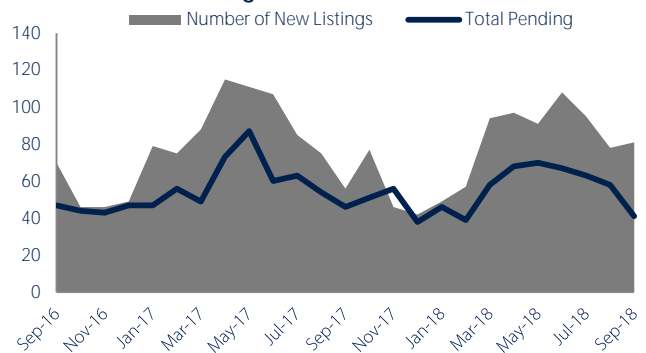
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

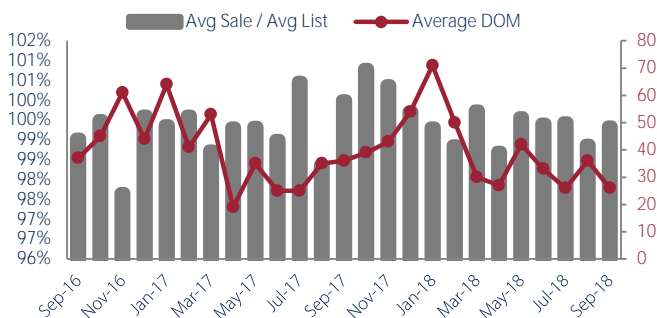
This month there were 81 homes newly listed for sale in Damascus and Clarksburg compared to 56 in September 2017, an increase of 45%.

There were 41 current contracts pending sale this September compared to 46 a year ago. The number of current contracts is 11% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Damascus and Clarksburg was 99.3% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 36, a decrease of 28%.



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