



# The Long & Foster Market Minute™

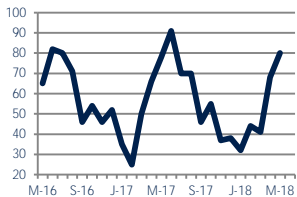
Focus On: Olney, Derwood, and Brookeville Housing Market

May 2018

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

## Units Sold

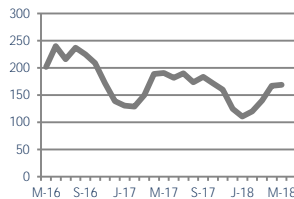
80



Up 3%  
Vs. Year Ago

## Active Inventory

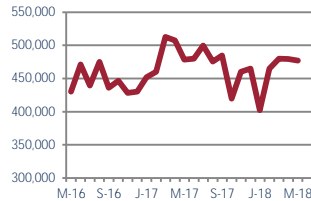
169



Down -12%  
Vs. Year Ago

## Median Sale Price

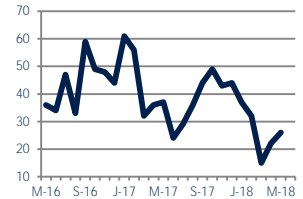
\$476,800



No Change  
Vs. Year Ago

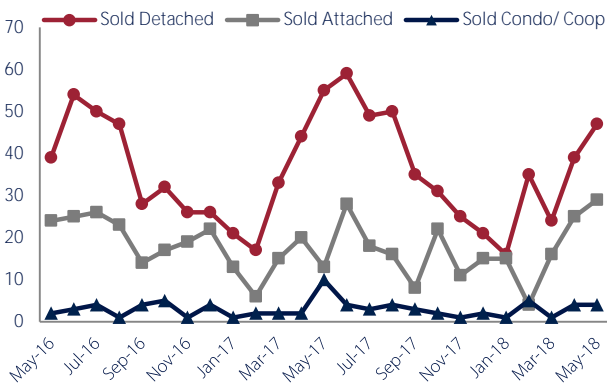
## Days On Market

26



Down -30%  
Vs. Year Ago

## Units Sold\*



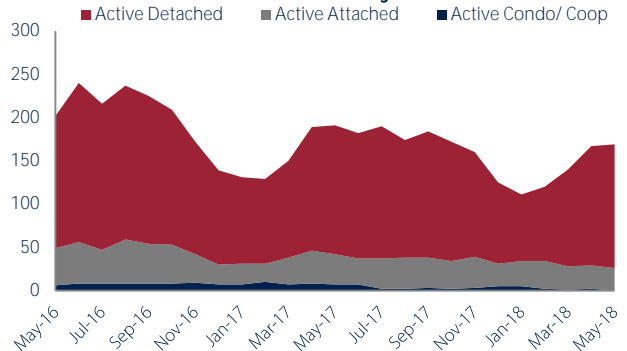
## Units Sold

There was an increase in total units sold in May, with 80 sold this month in Olney, Derwood, and Brookeville versus 68 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 3% versus May 2017.

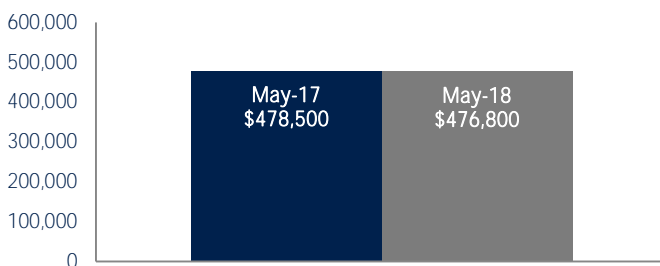
## Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 12%. The total number of active inventory this May was 169 compared to 191 in May 2017. This month's total of 169 is higher than the previous month's total supply of available inventory of 167, an increase of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Olney, Derwood, and Brookeville Homes was \$478,500. This May, the median sale price was \$476,800, which is similar compared to a year ago. The current median sold price is 1% lower 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.



Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

\*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



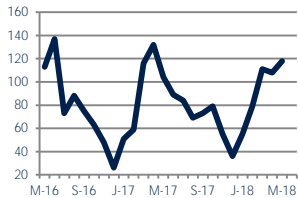
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### New Listings

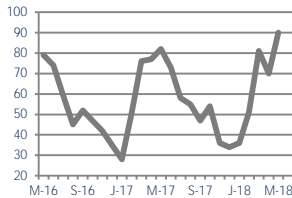
118



Up 13%  
Vs. Year Ago

### Current Contracts

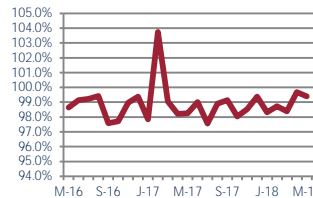
90



Up 10%  
Vs. Year Ago

### Sold Vs. List Price

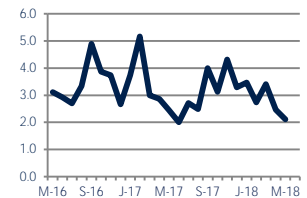
99.4%



Up 1.2%  
Vs. Year Ago

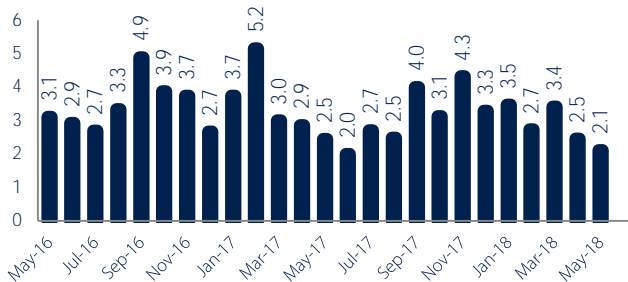
### Months of Supply

2.1



Down -14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

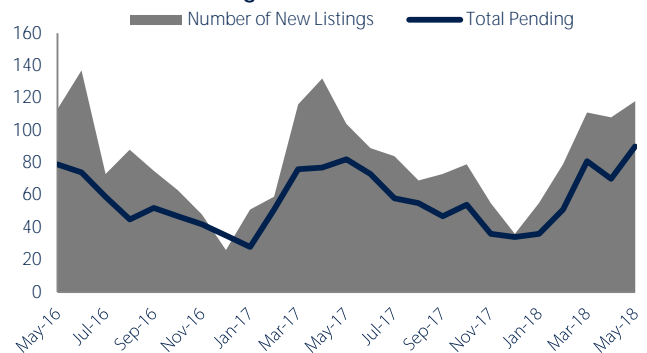
In May, there was 2.1 months of supply available in Olney, Derwood, and Brookeville, compared to 2.4 in May 2017. That is a decrease of 14% versus a year ago.

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.

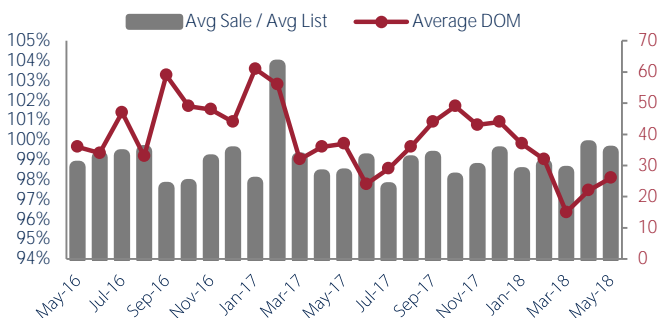
### New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 104 in May 2017, an increase of 13%. There were 90 current contracts pending sale this May compared to 82 a year ago. The number of current contracts is 10% higher 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 Olney, Derwood, and Brookeville was 99.4% of the average list price, which is 1.2% higher 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 37, a decrease of 30%.



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