



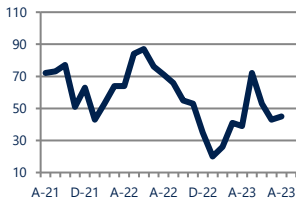
## Focus On: Olney, Derwood, and Brookeville Housing Market

August 2023

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

### Units Sold

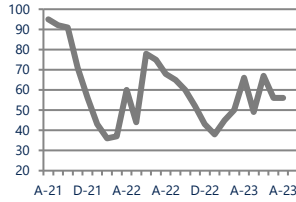
45



**Down**  
Vs. Year Ago

### Active Inventory

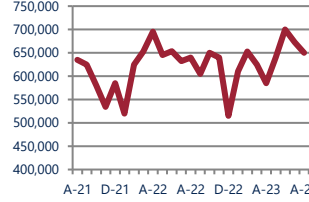
56



**Down -18%**  
Vs. Year Ago

### Median Sale Price

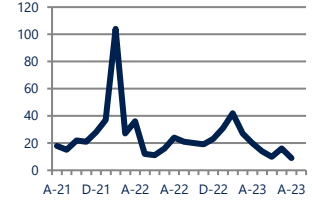
\$650,000



**Up 2%**  
Vs. Year Ago

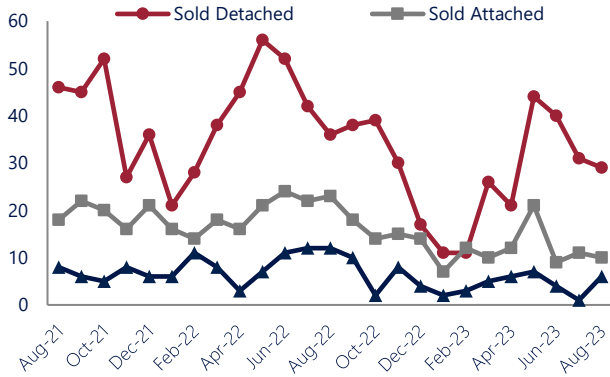
### Days On Market

9



**Down -63%**  
Vs. Year Ago

### Units Sold\*



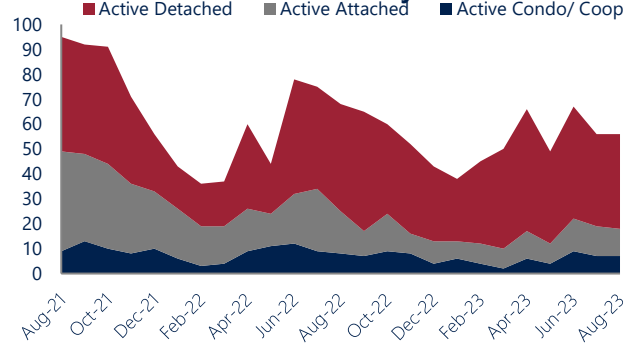
### Units Sold

There was an increase in total units sold in August, with 45 sold this month in Olney, Derwood, and Brookeville. This month's total units sold was lower than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 18%. The total number of active inventory this August was 56 compared to 68 in August 2022. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Olney, Derwood, and Brookeville Homes was \$640,000. This August, the median sale price was \$650,000, an increase of 2% or \$10,000 compared to last year. The current median sold price is 3% lower than in July.

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 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.





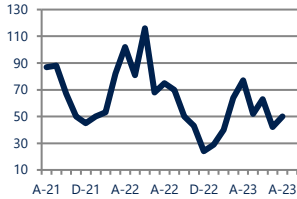
## Focus On: Olney, Derwood, and Brookeville Housing Market

August 2023

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

### New Listings

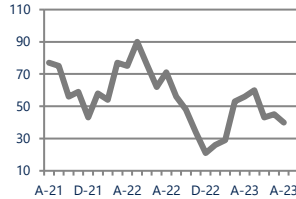
50



Down -33%  
Vs. Year Ago

### Current Contracts

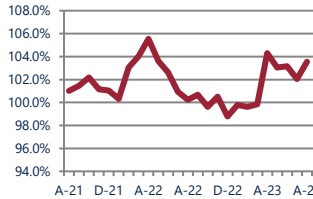
40



Down -44%  
Vs. Year Ago

### Sold Vs. List Price

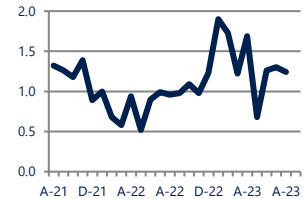
103.6%



Up 3.3%  
Vs. Year Ago

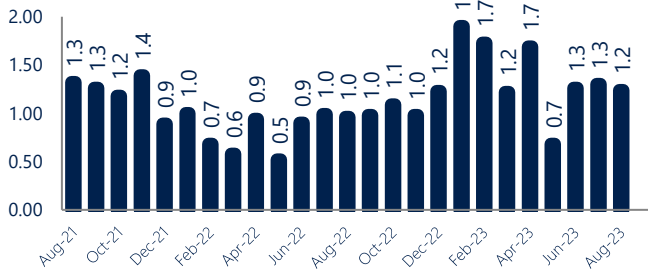
### Months of Supply

1.2



Up 29%  
Vs. Year Ago

### Months of Supply



### Months of Supply

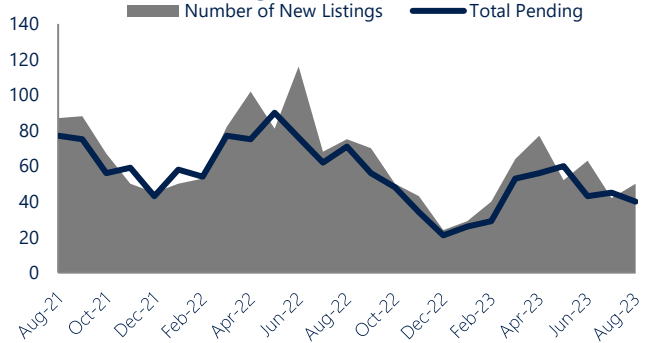
In August, there was 1.2 months of supply available in Olney, Derwood, and Brookeville, compared to 1.0 in August 2022. That is an increase of 30% versus a year ago.

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.

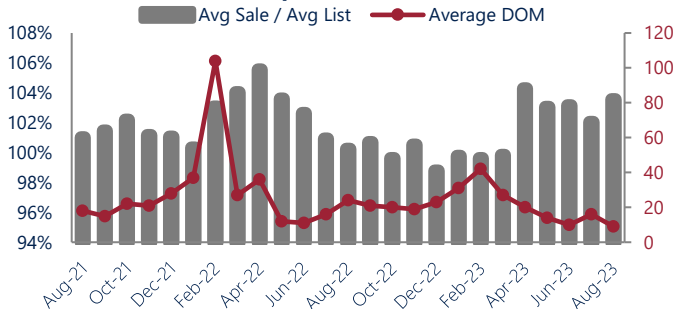
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 75 in August 2022, a decrease of 33%. There were 40 current contracts pending sale this August compared to 71 a year ago. The number of current contracts is 44% lower than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Olney, Derwood, and Brookeville was 103.6% of the average list price, which is 3.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 24, a decrease of 63%.



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