

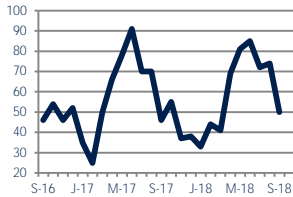
Focus On: Olney, Derwood, and Brookeville Housing Market

September 2018

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

Units Sold

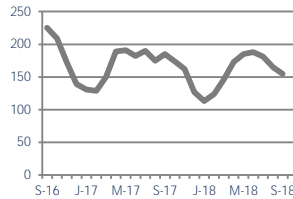
50



Up 9%
Vs. Year Ago

Active Inventory

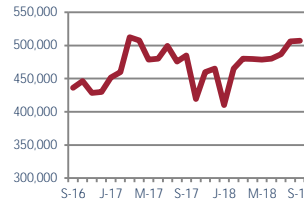
155



Down -16%
Vs. Year Ago

Median Sale Price

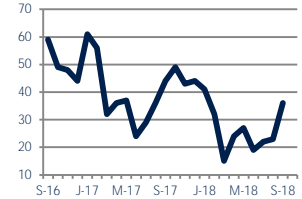
\$507,000



Up 5%
Vs. Year Ago

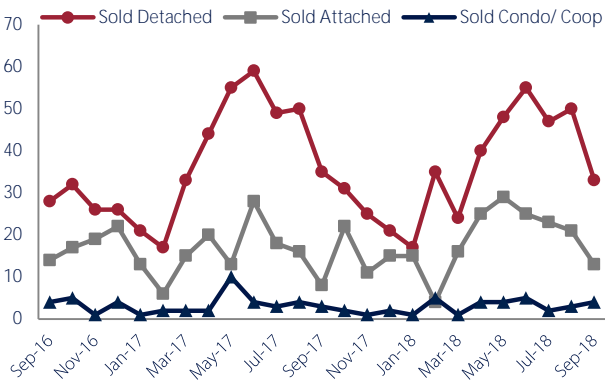
Days On Market

36



Down -18%
Vs. Year Ago

Units Sold*



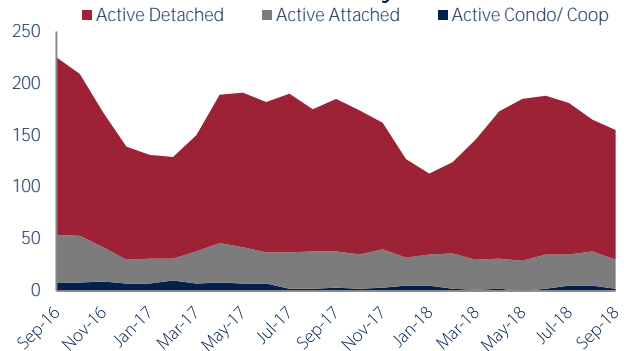
Units Sold

There was a decrease in total units sold in September, with 50 sold this month in Olney, Derwood, and Brookeville versus 74 last month, a decrease of 32%. This month's total units sold was higher than at this time last year, an increase of 9% versus September 2017.

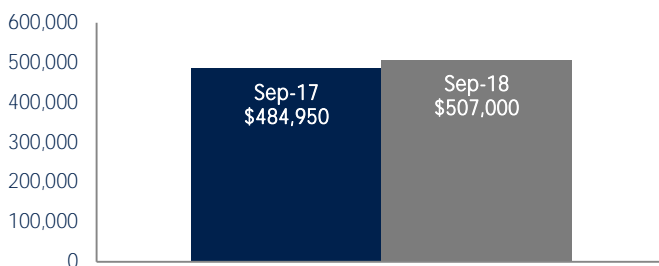
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 16%. The total number of active inventory this September was 155 compared to 185 in September 2017. This month's total of 155 is lower than the previous month's total supply of available inventory of 165, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Olney, Derwood, and Brookeville Homes was \$484,950. This September, the median sale price was \$507,000, an increase of 5% or \$22,050 compared to last year. The current median sold price is approximately the same as the median price in August.

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.



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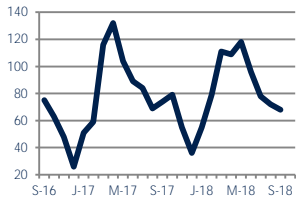
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New Listings

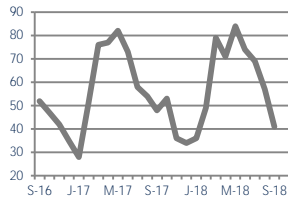
68



Down -8%
Vs. Year Ago

Current Contracts

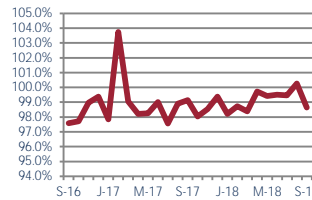
41



Down -15%
Vs. Year Ago

Sold Vs. List Price

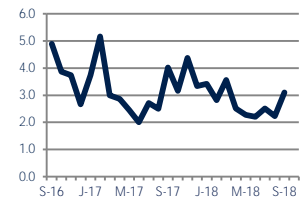
98.7%



No Change
Vs. Year Ago

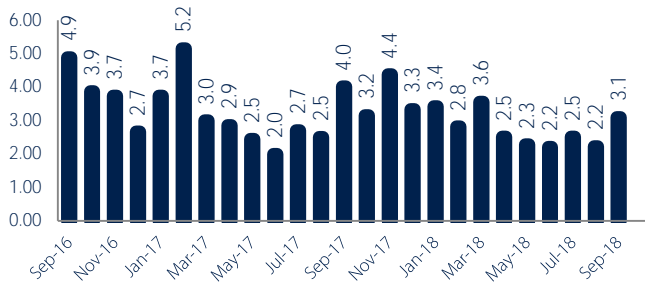
Months of Supply

3.1



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

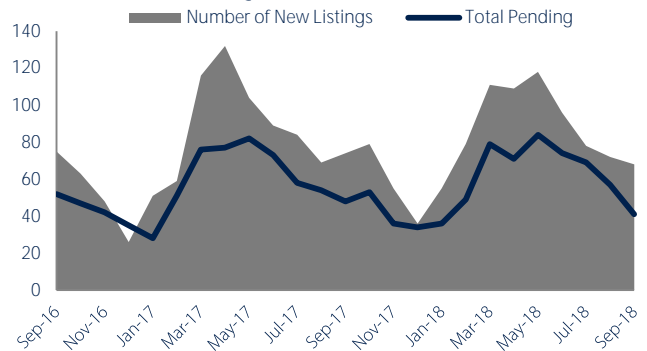
In September, there was 3.1 months of supply available in Olney, Derwood, and Brookeville, compared to 4.0 in September 2017. That is a decrease of 23% versus a year ago.

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.

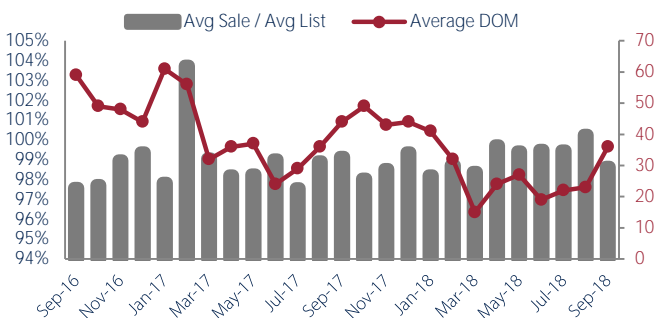
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 74 in September 2017, a decrease of 8%. There were 41 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 15% 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 Olney, Derwood, and Brookeville was 98.7% 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 36, lower than the average last year, which was 44, a decrease of 18%.



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