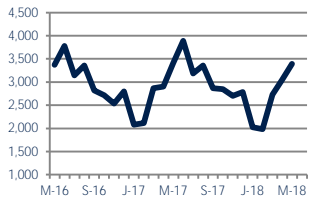


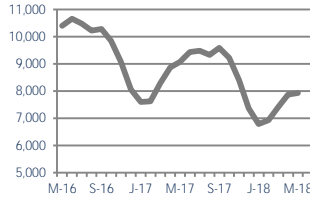


Units Sold
3,389



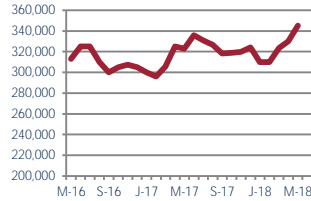
Down -1%
Vs. Year Ago

Active Inventory
7,931



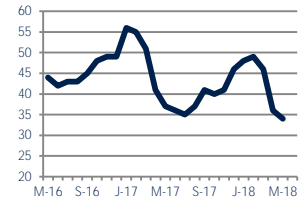
Down -13%
Vs. Year Ago

Median Sale Price
\$345,000



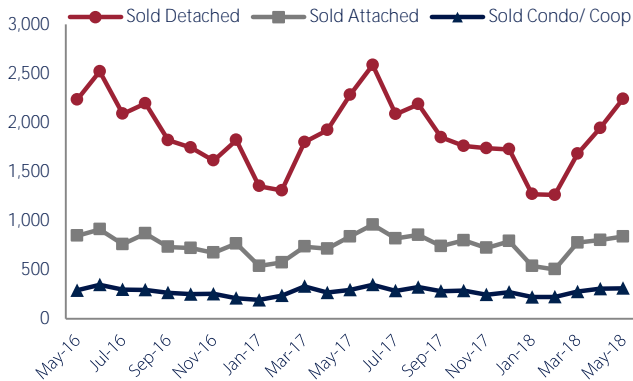
Up 7%
Vs. Year Ago

Days On Market
34



Down -8%
Vs. Year Ago

Units Sold*



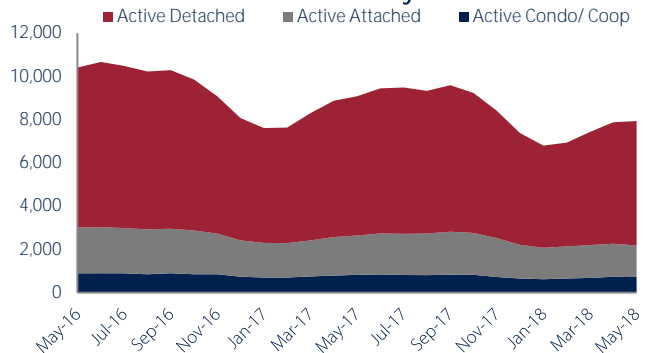
Units Sold

There was an increase in total units sold in May, with 3,389 sold this month in Suburban Maryland versus 3,050 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 1% versus May 2017.

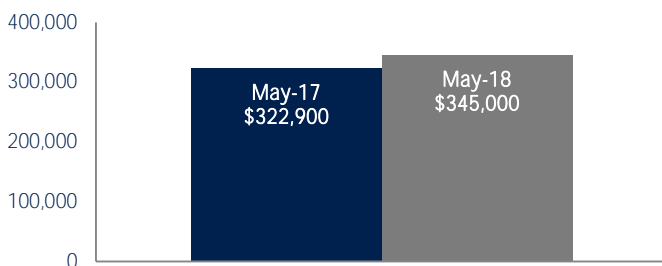
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,148 units or 13%. The total number of active inventory this May was 7,931 compared to 9,079 in May 2017. This month's total of 7,931 is higher than the previous month's total supply of available inventory of 7,877, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Suburban Maryland Homes was \$322,900. This May, the median sale price was \$345,000, an increase of 7% or \$22,100 compared to last year. The current median sold price is 5% higher 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.



*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

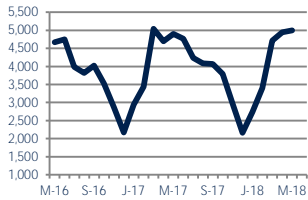
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

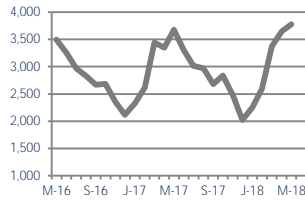
4,995



Up 2%
Vs. Year Ago

Current Contracts

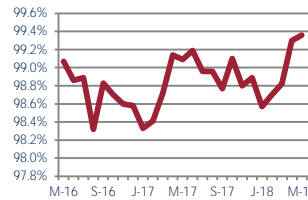
3,779



Up 3%
Vs. Year Ago

Sold Vs. List Price

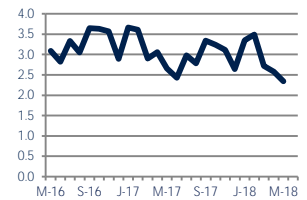
99.4%



No Change
Vs. Year Ago

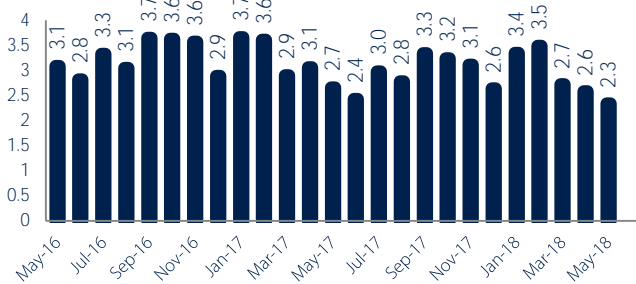
Months of Supply

2.3



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

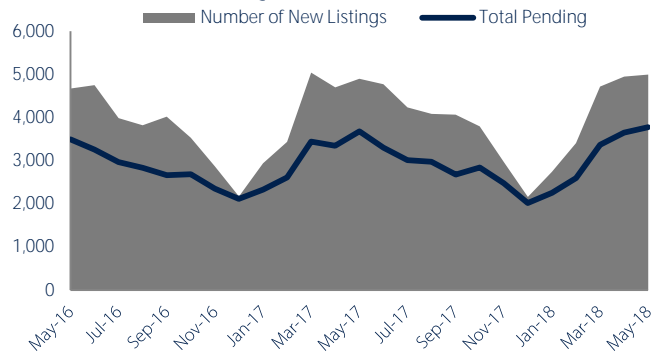
In May, there was 2.3 months of supply available in Suburban Maryland, compared to 2.7 in May 2017. That is a decrease of 12% versus a year ago.

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.

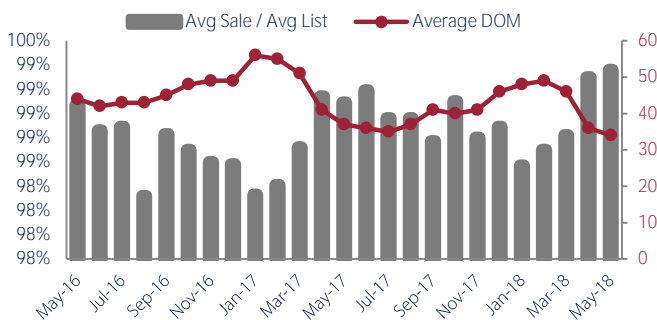
New Listings & Current Contracts

This month there were 4,995 homes newly listed for sale in Suburban Maryland compared to 4,898 in May 2017, an increase of 2%. There were 3,779 current contracts pending sale this May compared to 3,679 a year ago. The number of current contracts is 3% 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 Suburban Maryland was 99.4% 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 34, lower than the average last year, which was 37, a decrease of 8%.



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