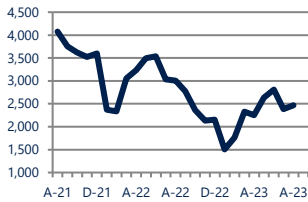




**Units Sold**

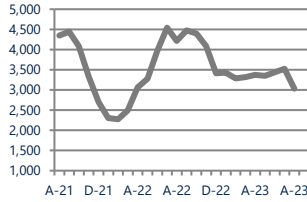
**2,471**



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

**Active Inventory**

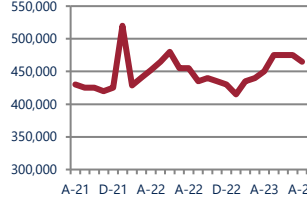
**3,034**



**Down -28%**  
 Vs. Year Ago

**Median Sale Price**

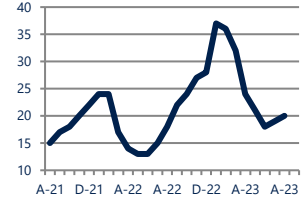
**\$464,721**



**Up 2%**  
 Vs. Year Ago

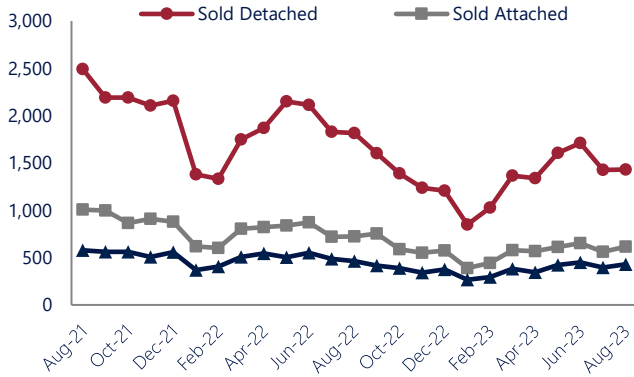
**Days On Market**

**20**



**Up 11%**  
 Vs. Year Ago

**Units Sold\***



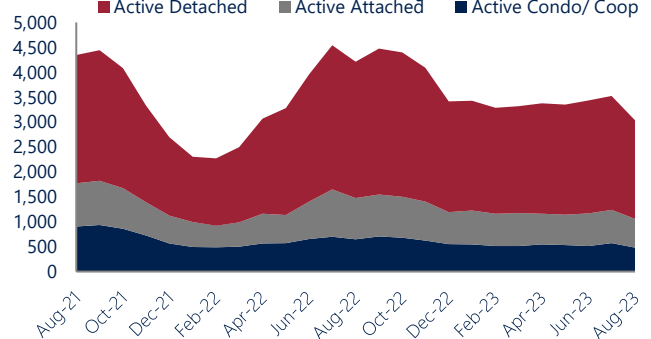
**Units Sold**

There was an increase in total units sold in August, with 2,471 sold this month in Suburban Maryland versus 2,383 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 18% versus August 2022.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 1,180 units or 28%. The total number of active inventory this August was 3,034 compared to 4,214 in August 2022. This month's total of 3,034 is lower than the previous month's total supply of available inventory of 3,522, a decrease of 14%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Suburban Maryland Homes was \$455,000. This August, the median sale price was \$464,721, an increase of 2% or \$9,721 compared to last year. The current median sold price is 2% 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.

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

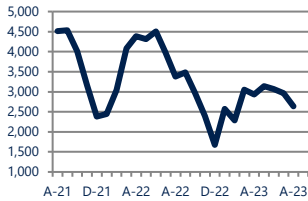
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





### New Listings

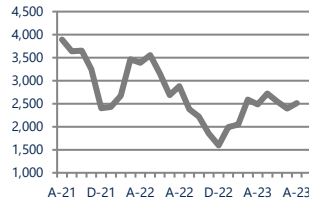
2,634



**Down -22%**  
Vs. Year Ago

### Current Contracts

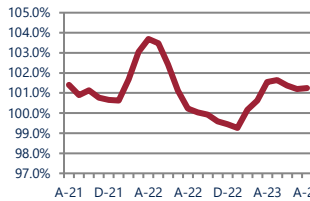
2,510



**Down -13%**  
Vs. Year Ago

### Sold Vs. List Price

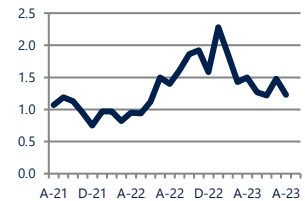
101.2%



**Up 1%**  
Vs. Year Ago

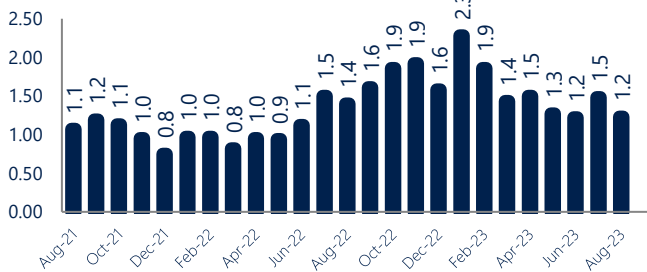
### Months of Supply

1.2



**Down -12%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

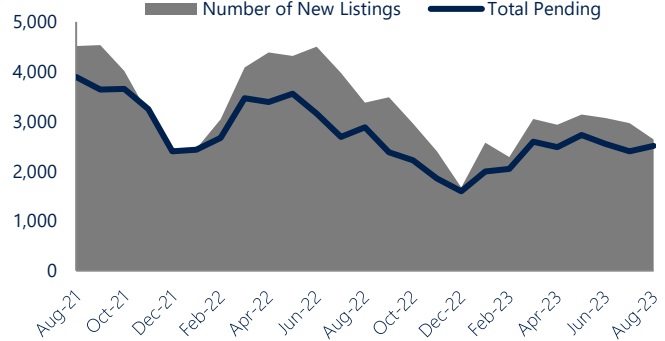
In August, there was 1.2 months of supply available in Suburban Maryland, compared to 1.4 in August 2022. That is a decrease of 13% versus a year ago.

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.

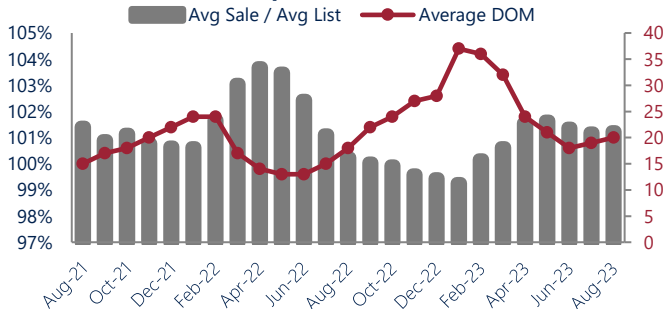
### New Listings & Current Contracts

This month there were 2,634 homes newly listed for sale in Suburban Maryland compared to 3,378 in August 2022, a decrease of 22%. There were 2,510 current contracts pending sale this August compared to 2,881 a year ago. The number of current contracts is 13% 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 Suburban Maryland was 101.2% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 18, an increase of 11%.



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