

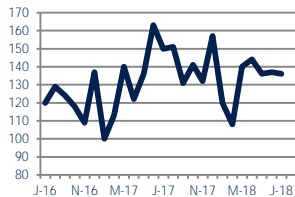
Focus On: Upper Marlboro Housing Market

July 2018

Zip Code(s): 20772 and 20774

Units Sold

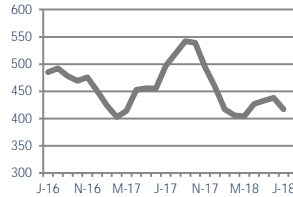
136



Down -9%
Vs. Year Ago

Active Inventory

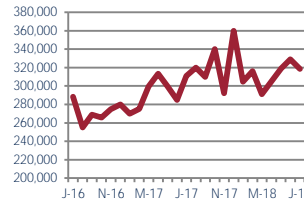
417



Down -16%
Vs. Year Ago

Median Sale Price

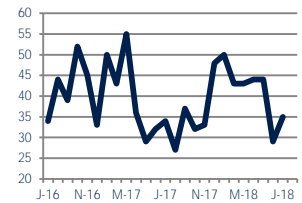
\$318,500



Up 2%
Vs. Year Ago

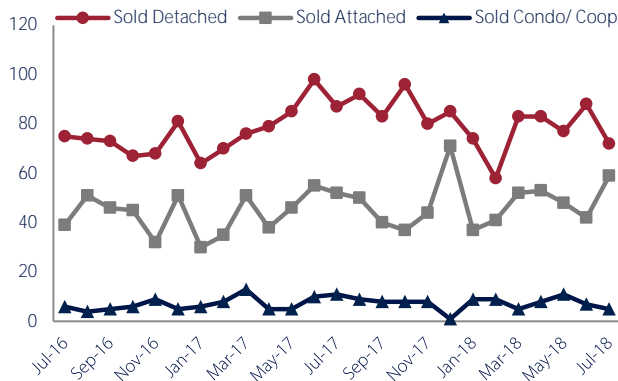
Days On Market

35



Up 3%
Vs. Year Ago

Units Sold*



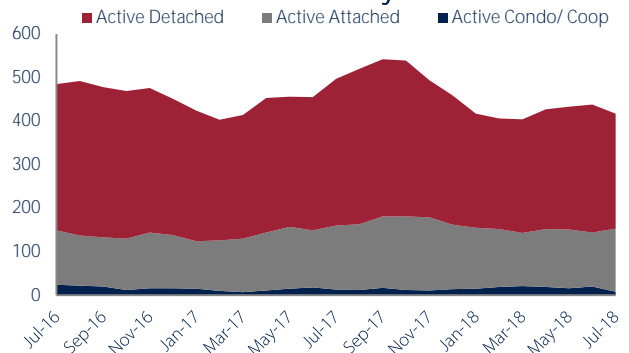
Units Sold

There was a decrease in total units sold in July, with 136 sold this month in Upper Marlboro versus 137 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2017.

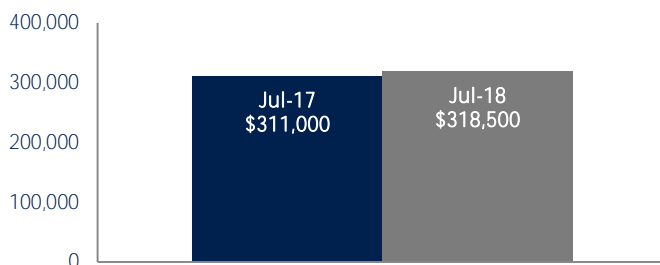
Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 16%. The total number of active inventory this July was 417 compared to 497 in July 2017. This month's total of 417 is lower than the previous month's total supply of available inventory of 438, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Upper Marlboro Homes was \$311,000. This July, the median sale price was \$318,500, an increase of 2% or \$7,500 compared to last year. The current median sold price is 3% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Upper Marlboro are defined as properties listed in zip code/s 20772 and 20774.

*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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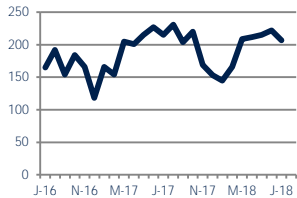
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July 2018

Zip Code(s): 20772 and 20774

New Listings

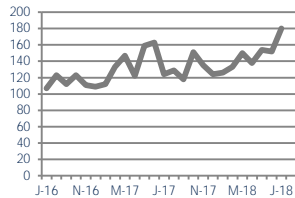
207



Down -4%
Vs. Year Ago

Current Contracts

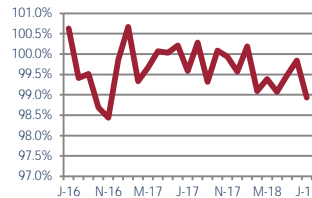
180



Up 45%
Vs. Year Ago

Sold Vs. List Price

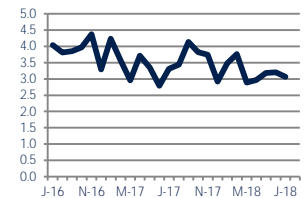
98.9%



Down -0.7%
Vs. Year Ago

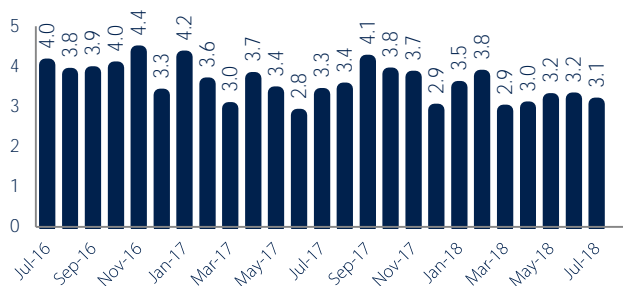
Months of Supply

3.1



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

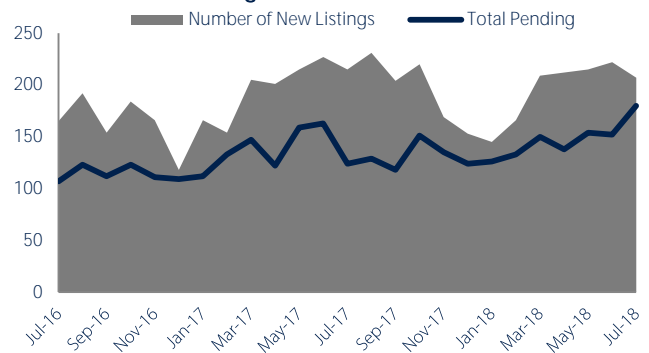
In July, there was 3.1 months of supply available in Upper Marlboro, compared to 3.3 in July 2017. That is a decrease of 7% versus a year ago.

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.

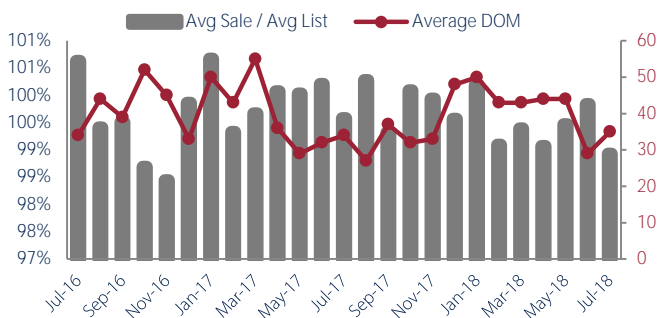
New Listings & Current Contracts

This month there were 207 homes newly listed for sale in Upper Marlboro compared to 215 in July 2017, a decrease of 4%. There were 180 current contracts pending sale this July compared to 124 a year ago. The number of current contracts is 45% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Upper Marlboro was 98.9% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 34, an increase of 3%.



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