

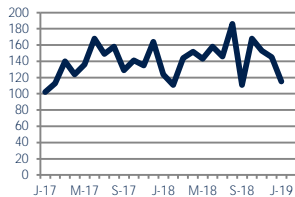
Focus On: Upper Marlboro Housing Market

January 2019

Zip Code(s): 20772 and 20774

Units Sold

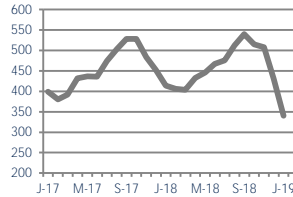
115



Down -7%
Vs. Year Ago

Active Inventory

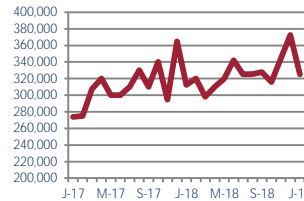
340



Down -18%
Vs. Year Ago

Median Sale Price

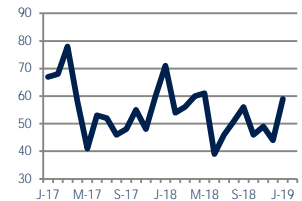
\$325,000



Up 4%
Vs. Year Ago

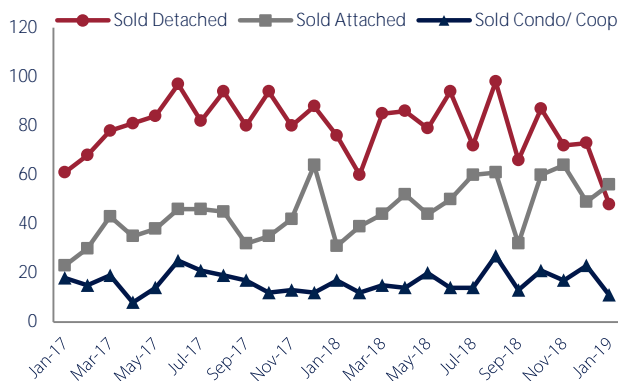
Days On Market

59



Down -17%
Vs. Year Ago

Units Sold*



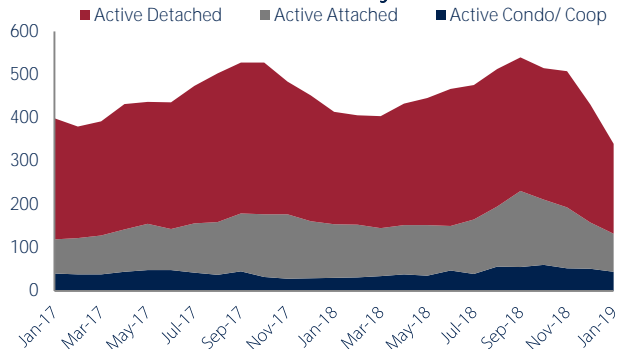
Units Sold

There was a decrease in total units sold in January, with 115 sold this month in Upper Marlboro versus 145 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 7% versus January 2018.

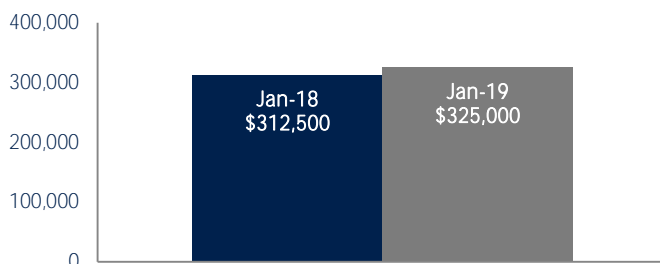
Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 18%. The total number of active inventory this January was 340 compared to 414 in January 2018. This month's total of 340 is lower than the previous month's total supply of available inventory of 431, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Upper Marlboro Homes was \$312,500. This January, the median sale price was \$325,000, an increase of 4% or \$12,500 compared to last year. The current median sold price is 13% lower than in December.

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 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.



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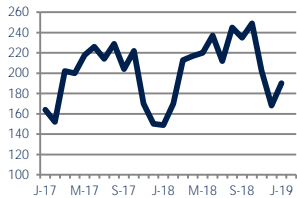
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January 2019

Zip Code(s): 20772 and 20774

New Listings

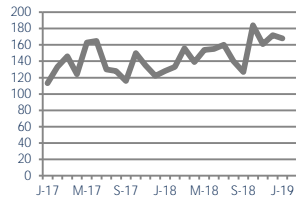
190



Up 28%
Vs. Year Ago

Current Contracts

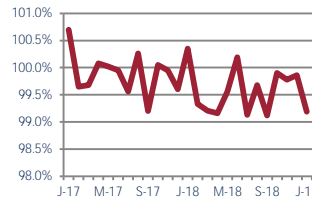
168



Up 31%
Vs. Year Ago

Sold Vs. List Price

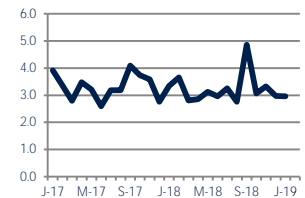
99.2%



Down -1.2%
Vs. Year Ago

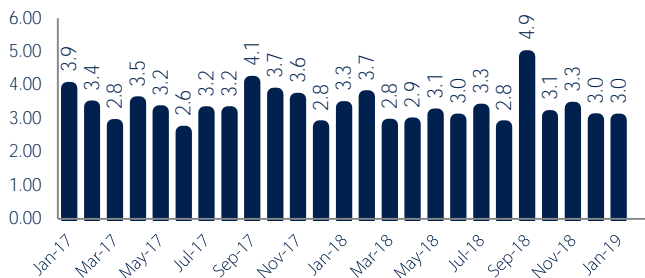
Months of Supply

3.0



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

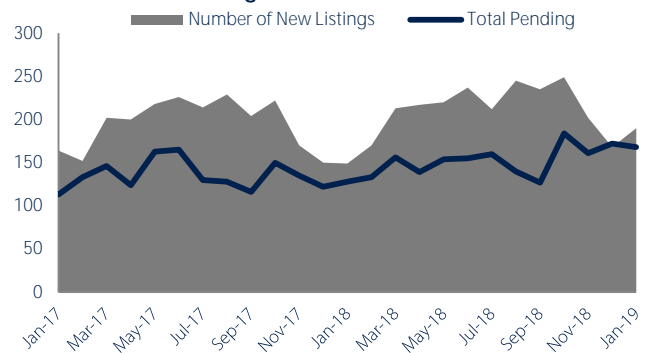
In January, there was 3.0 months of supply available in Upper Marlboro, compared to 3.3 in January 2018. That is a decrease of 11% versus a year ago.

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.

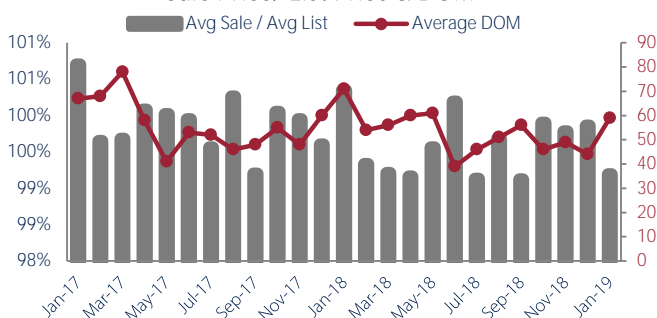
New Listings & Current Contracts

This month there were 190 homes newly listed for sale in Upper Marlboro compared to 149 in January 2018, an increase of 28%. There were 168 current contracts pending sale this January compared to 128 a year ago. The number of current contracts is 31% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Upper Marlboro was 99.2% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 71, a decrease of 17%.



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