

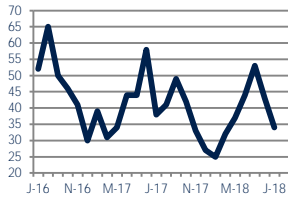
Focus On: Walkersville, Thurmont, and Emmitsburg Housing Market

July 2018

Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

Units Sold

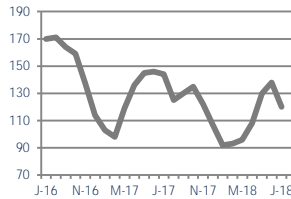
34



Down -11%
Vs. Year Ago

Active Inventory

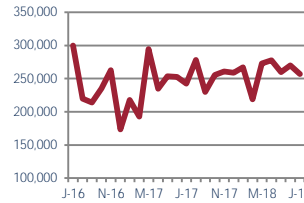
120



Down -17%
Vs. Year Ago

Median Sale Price

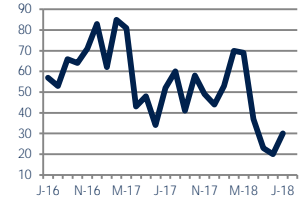
\$256,950



Up 6%
Vs. Year Ago

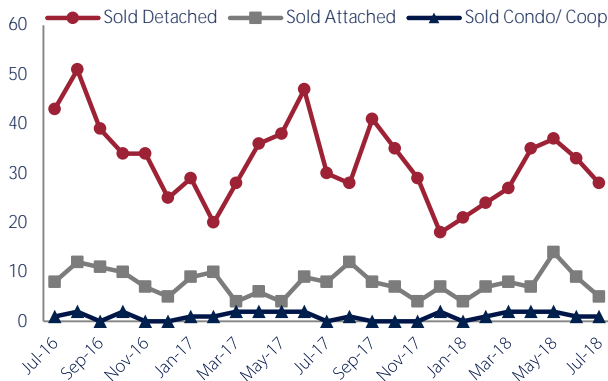
Days On Market

30



Down -42%
Vs. Year Ago

Units Sold*



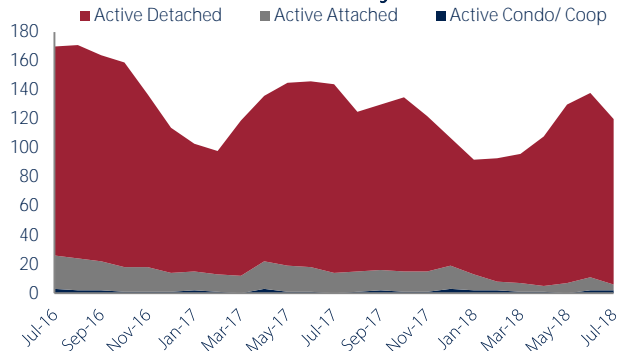
Units Sold

There was a decrease in total units sold in July, with 34 sold this month in Walkersville, Thurmont, and Emmitsburg versus 43 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 17%. The total number of active inventory this July was 120 compared to 144 in July 2017. This month's total of 120 is lower than the previous month's total supply of available inventory of 138, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$242,500. This July, the median sale price was \$256,950, an increase of 6% or \$14,450 compared to last year. The current median sold price is 5% 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.

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*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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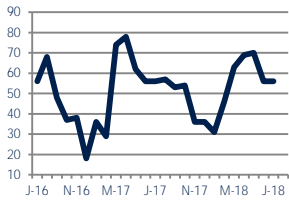
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New Listings

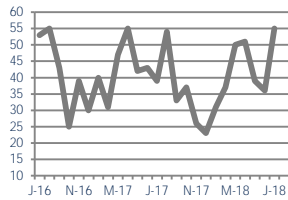
56



No Change
Vs. Year Ago

Current Contracts

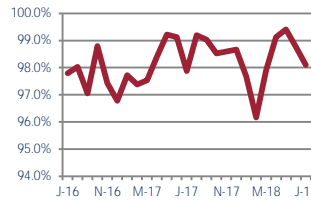
55



Up 41%
Vs. Year Ago

Sold Vs. List Price

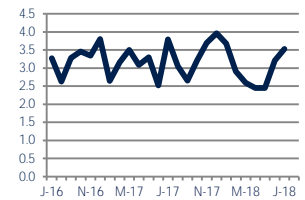
98.1%



No Change
Vs. Year Ago

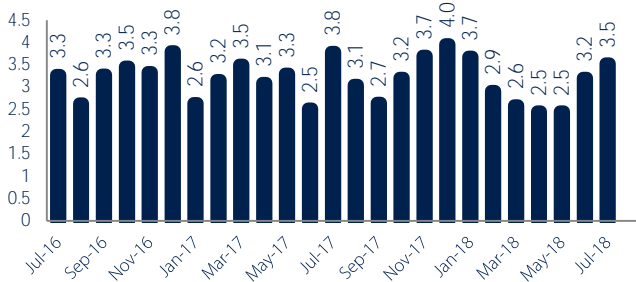
Months of Supply

3.5



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

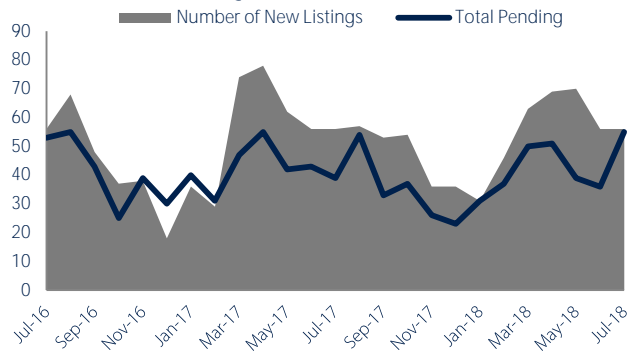
In July, there was 3.5 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 3.8 in July 2017. That is a decrease of 7% versus a year ago.

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.

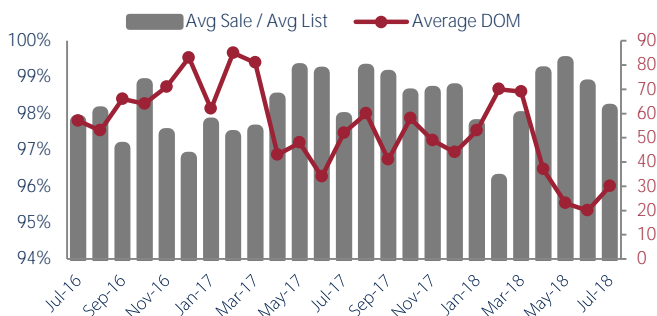
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg, which is similar to the amount in July 2017. There were 55 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 41% 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 Walkersville, Thurmont, and Emmitsburg was 98.1% 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 30, lower than the average last year, which was 52, a decrease of 42%.



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