



The Long & Foster Market Minute™

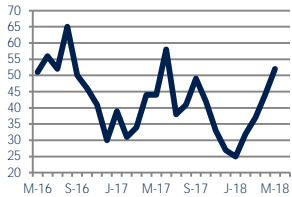
Focus On: Walkersville, Thurmont, and Emmitsburg Housing Market

May 2018

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

Units Sold

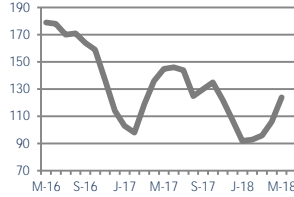
52



Up 18%
Vs. Year Ago

Active Inventory

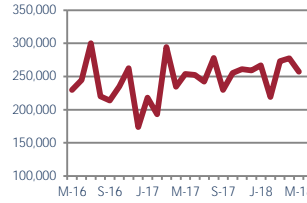
124



Down -14%
Vs. Year Ago

Median Sale Price

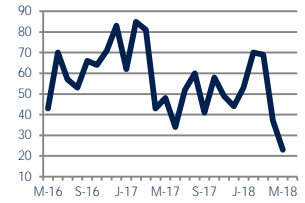
\$257,450



Up 1%
Vs. Year Ago

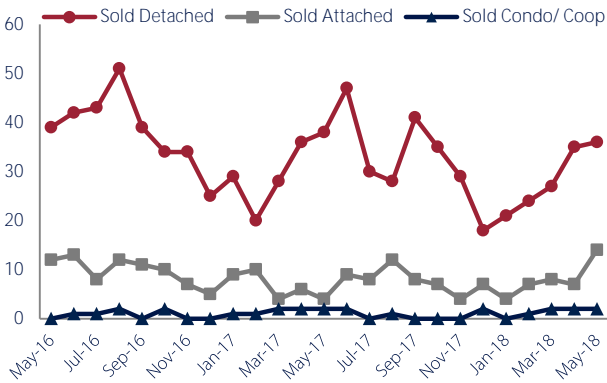
Days On Market

23



Down -52%
Vs. Year Ago

Units Sold*



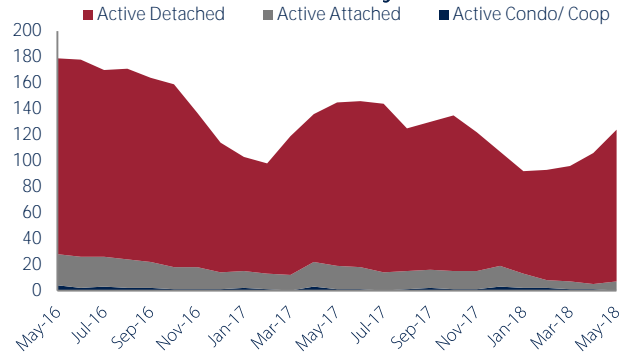
Units Sold

There was an increase in total units sold in May, with 52 sold this month in Walkersville, Thurmont, and Emmitsburg versus 44 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 18% versus May 2017.

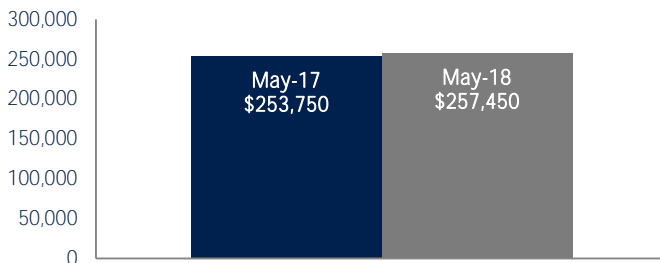
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 14%. The total number of active inventory this May was 124 compared to 145 in May 2017. This month's total of 124 is higher than the previous month's total supply of available inventory of 106, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$253,750. This May, the median sale price was \$257,450, an increase of 1% or \$3,700 compared to last year. The current median sold price is 7% lower 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.



Walkersville, Thurmont, and Emmitsburg are defined as properties listed in zip code/s 21793, 21788, 21727, 21757, 21798, 21780 and 21778.

*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.

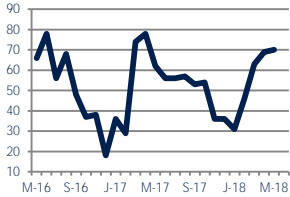
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New Listings

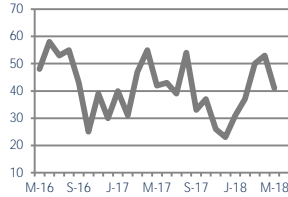
70



Up 13%
Vs. Year Ago

Current Contracts

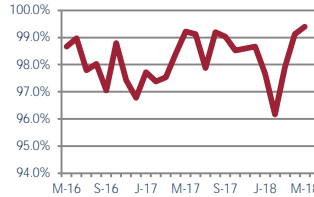
41



Down -2%
Vs. Year Ago

Sold Vs. List Price

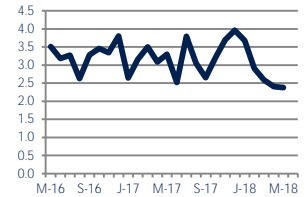
99.4%



No Change
Vs. Year Ago

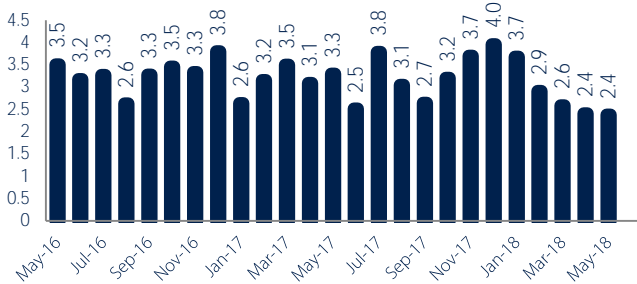
Months of Supply

2.4



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

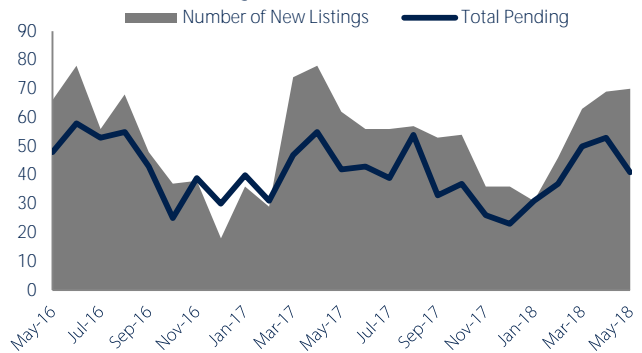
In May, there was 2.4 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 3.3 in May 2017. That is a decrease of 28% versus a year ago.

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.

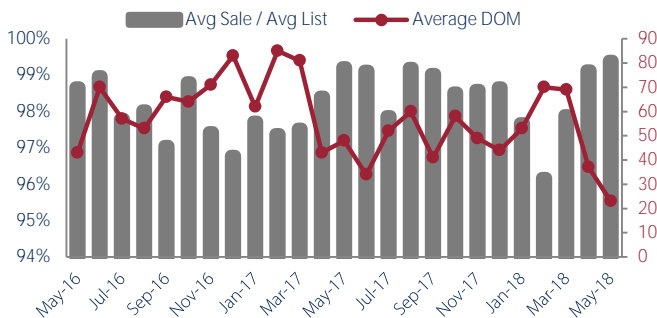
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 62 in May 2017, an increase of 13%. There were 41 current contracts pending sale this May compared to 42 a year ago. The number of current contracts is 2% lower 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 Walkersville, Thurmont, and Emmitsburg 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 23, lower than the average last year, which was 48, a decrease of 52%.



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