



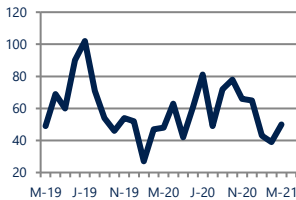
**Focus On: Olney, Derwood, and Brookeville Housing Market**

March 2021

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

**Units Sold**

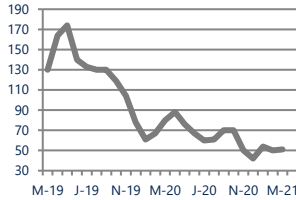
50



**Up 4%**  
Vs. Year Ago

**Active Inventory**

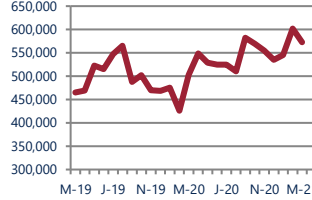
51



**Down -36%**  
Vs. Year Ago

**Median Sale Price**

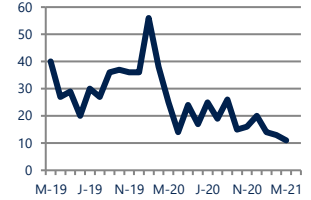
\$572,670



**Up 14%**  
Vs. Year Ago

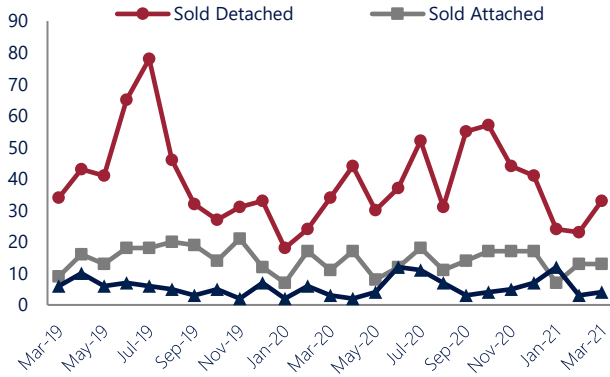
**Days On Market**

11



**Down -56%**  
Vs. Year Ago

**Units Sold\***



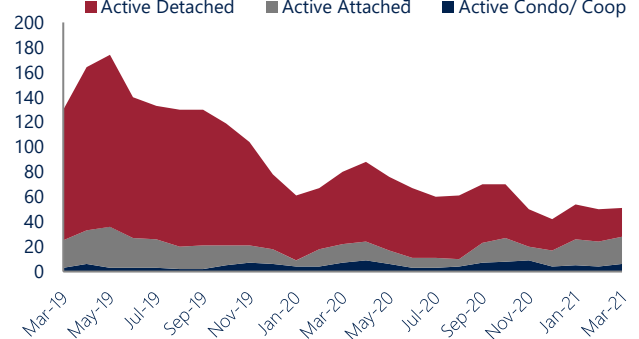
**Units Sold**

There was an increase in total units sold in March, with 50 sold this month in Olney, Derwood, and Brookeville versus 39 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 4% versus March 2020.

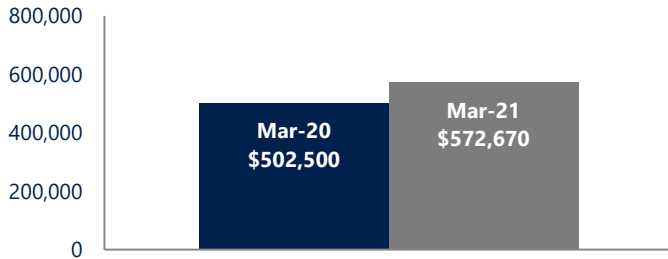
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 29 units or 36%. The total number of active inventory this March was 51 compared to 80 in March 2020. This month's total of 51 is higher than the previous month's total supply of available inventory of 50, an increase of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Olney, Derwood, and Brookeville Homes was \$502,500. This March, the median sale price was \$572,670, an increase of 14% or \$70,170 compared to last year. The current median sold price is 5% lower than in February.

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

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

\*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.





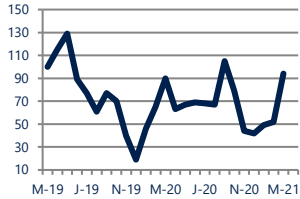
## Focus On: Olney, Derwood, and Brookeville Housing Market

March 2021

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

### New Listings

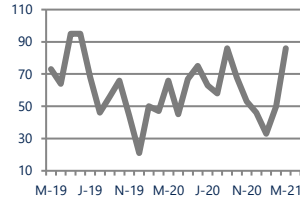
94



**Up 4%**  
Vs. Year Ago

### Current Contracts

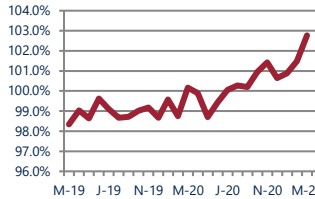
86



**Up 30%**  
Vs. Year Ago

### Sold Vs. List Price

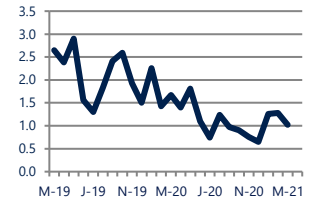
102.8%



**Up 2.6%**  
Vs. Year Ago

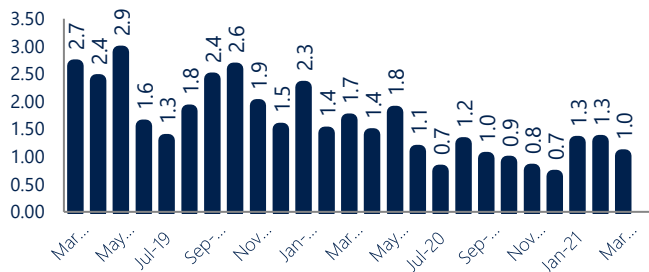
### Months of Supply

1.0



**Down -39%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

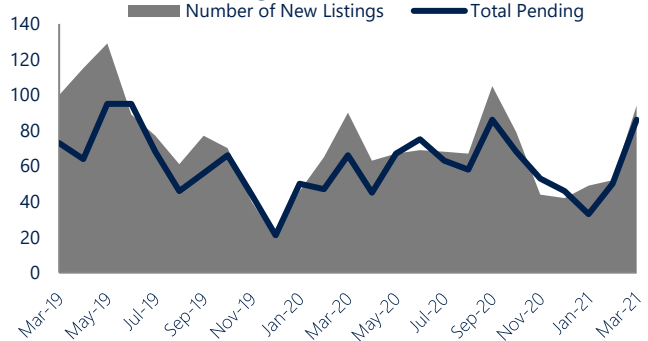
This month there were 94 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 90 in March 2020, an increase of 4%. There were 86 current contracts pending sale this March compared to 66 a year ago. The number of current contracts is 30% higher than last March.

### Months of Supply

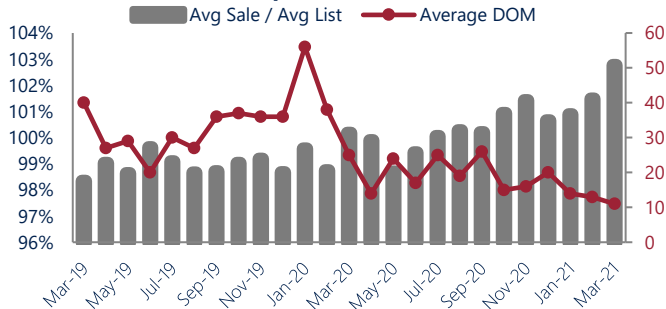
In March, there was 1.0 months of supply available in Olney, Derwood, and Brookeville, compared to 1.7 in March 2020. That is a decrease of 39% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Olney, Derwood, and Brookeville was 102.8% of the average list price, which is 2.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 25, a decrease of 56%.

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