



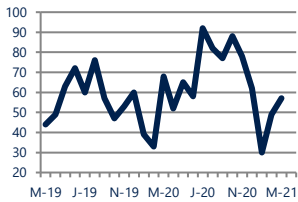
Focus On: Damascus and Clarksburg Housing Market

March 2021

Zip Code(s): 20872 and 20871

Units Sold

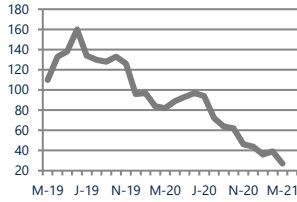
57



Down -16%
Vs. Year Ago

Active Inventory

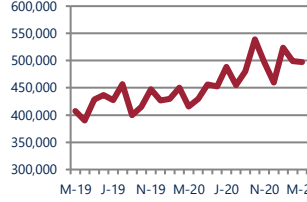
27



Down -67%
Vs. Year Ago

Median Sale Price

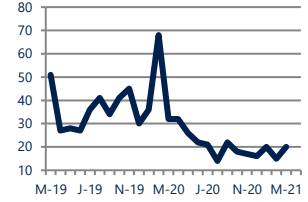
\$497,450



Up 20%
Vs. Year Ago

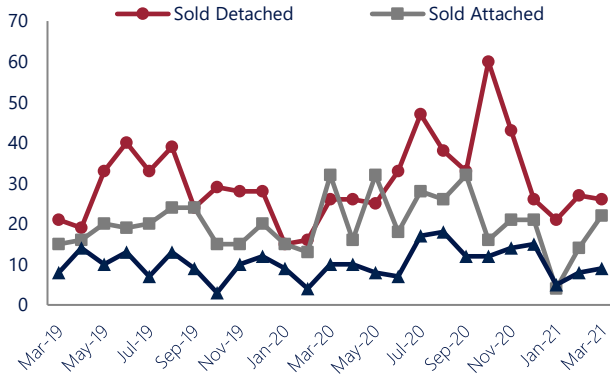
Days On Market

20



Down -38%
Vs. Year Ago

Units Sold*



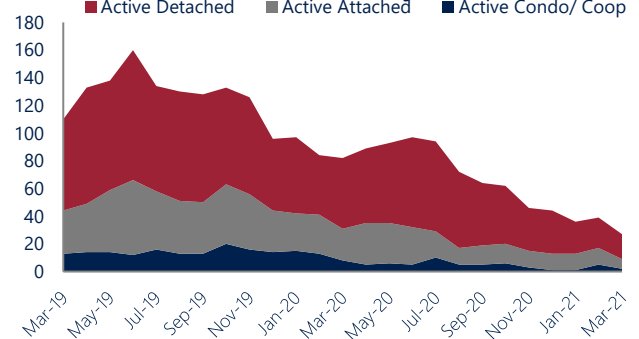
Units Sold

There was an increase in total units sold in March, with 57 sold this month in Damascus and Clarksburg versus 49 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 16% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 67%. The total number of active inventory this March was 27 compared to 82 in March 2020. This month's total of 27 is lower than the previous month's total supply of available inventory of 39, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Damascus and Clarksburg Homes was \$415,400. This March, the median sale price was \$497,450, an increase of 20% or \$82,050 compared to last year. The current median sold price is approximately the same as the median price in February.

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

Damascus and Clarksburg are defined as properties listed in zip code/s 20872 and 20871.

*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.





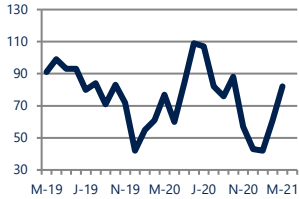
Focus On: Damascus and Clarksburg Housing Market

March 2021

Zip Code(s): 20872 and 20871

New Listings

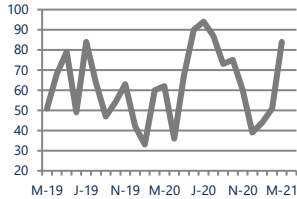
82



Up 6%
Vs. Year Ago

Current Contracts

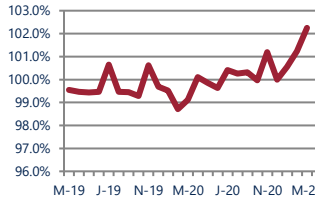
84



Up 35%
Vs. Year Ago

Sold Vs. List Price

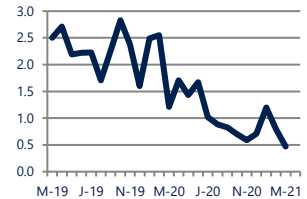
102.3%



Up 3.2%
Vs. Year Ago

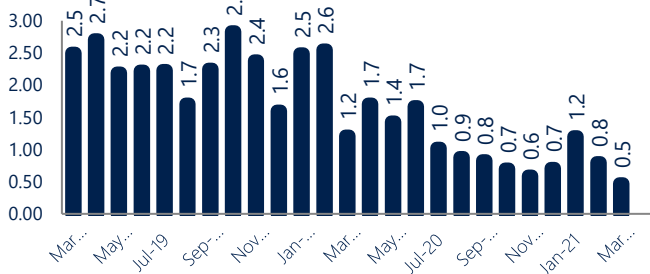
Months of Supply

0.5



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

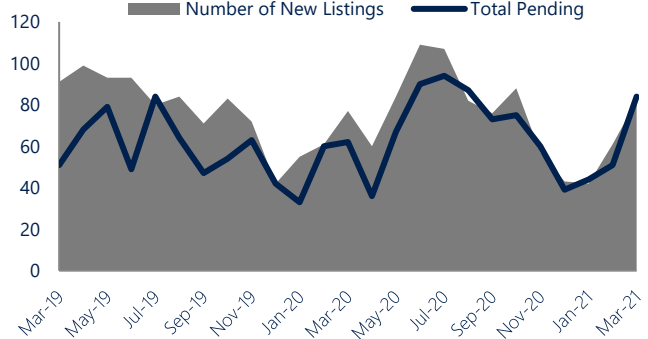
In March, there was 0.5 months of supply available in Damascus and Clarksburg, compared to 1.2 in March 2020. That is a decrease of 61% versus a year ago.

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.

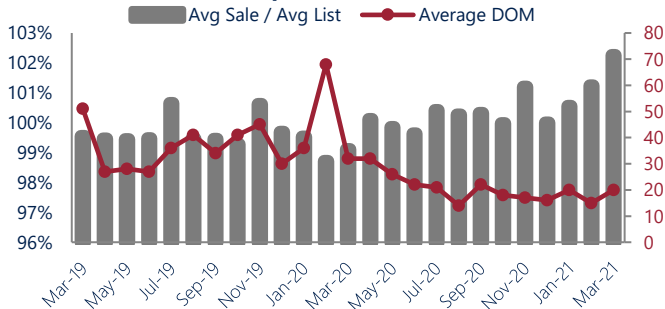
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Damascus and Clarksburg compared to 77 in March 2020, an increase of 6%. There were 84 current contracts pending sale this March compared to 62 a year ago. The number of current contracts is 35% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Damascus and Clarksburg was 102.3% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 32, a decrease of 38%.



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