



Focus On: Suburban Maryland Housing Market

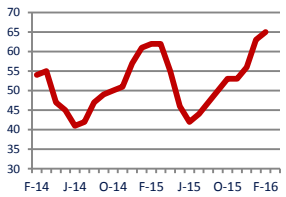
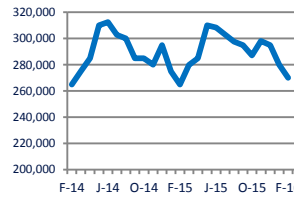
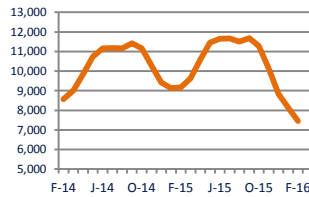
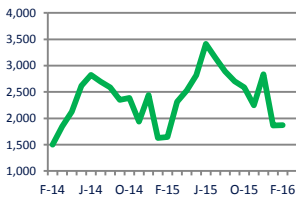
February 2016

Units Sold
1,872

Active Inventory
7,452

Median Sale Price
\$270,000

Days On Market
65

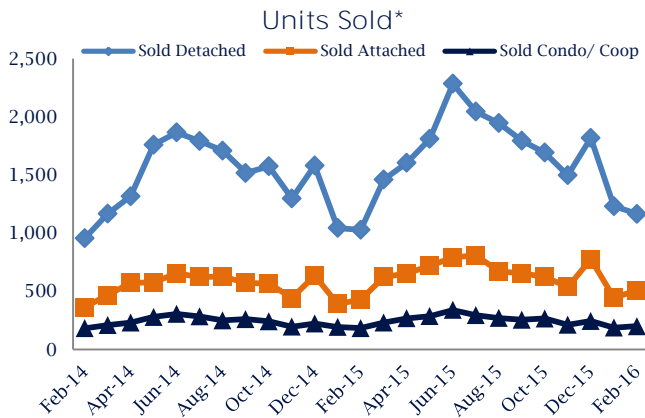


Up 14%
Vs. Year Ago

Down -19%
Vs. Year Ago

Up 2%
Vs. Year Ago

Up 5%
Vs. Year Ago

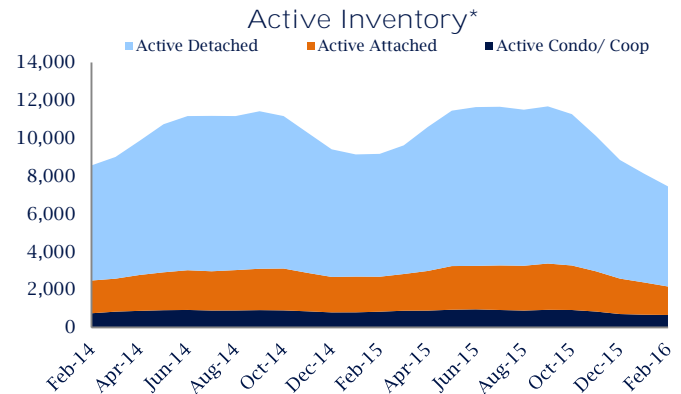


Units Sold

The number of units sold remained stable in February, with 1,872 sold this month in Suburban Maryland. This month's total units sold was higher than at this time last year, an increase of 14% versus February 2015.

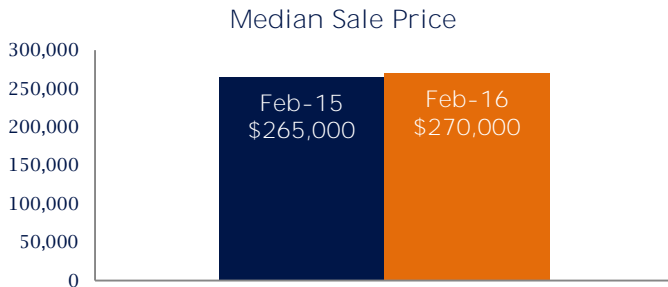
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,719 units or 19%. The total number of active inventory this February was 7,452 compared to 9,171 in February 2015. This month's total of 7,452 is lower than the previous month's total supply of available inventory of 8,128, a decrease of 8%.



Median Sale Price

Last February, the median sale price for Suburban Maryland Homes was \$265,000. This February, the median sale price was \$270,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 4% lower than in January.



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

*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

*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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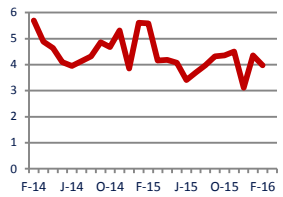
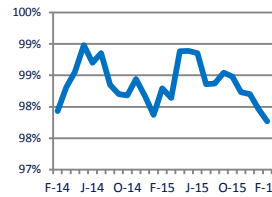
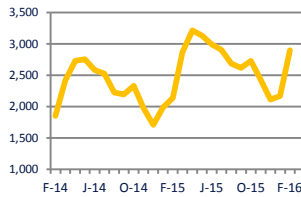
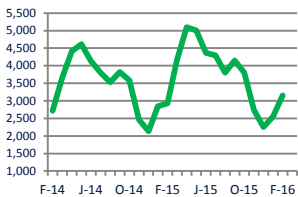




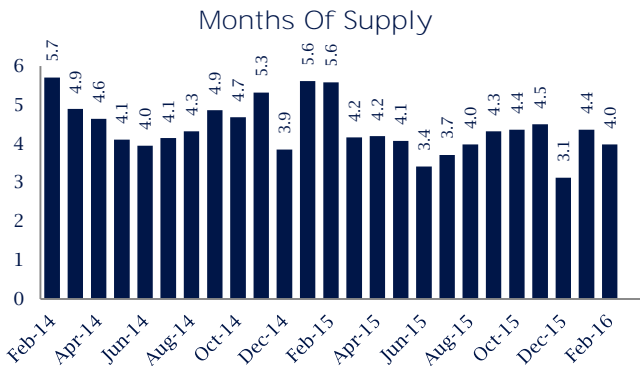
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February 2016

New Listings 3,152	Current Contracts 2,898	Sold Vs. List Price 97.8%	Months of Supply 4.0
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Up 8% Vs. Year Ago	Up 36% Vs. Year Ago	Down -0.5% Vs. Year Ago	Down -29% Vs. Year Ago
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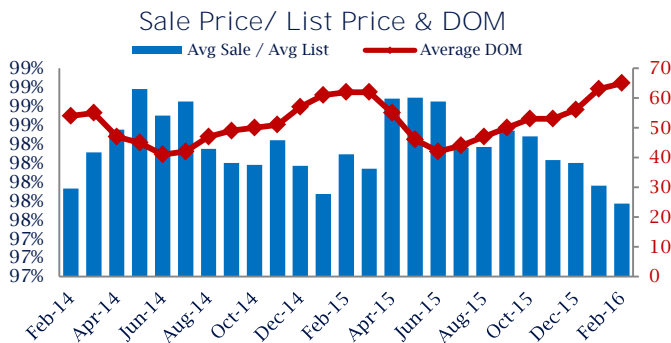
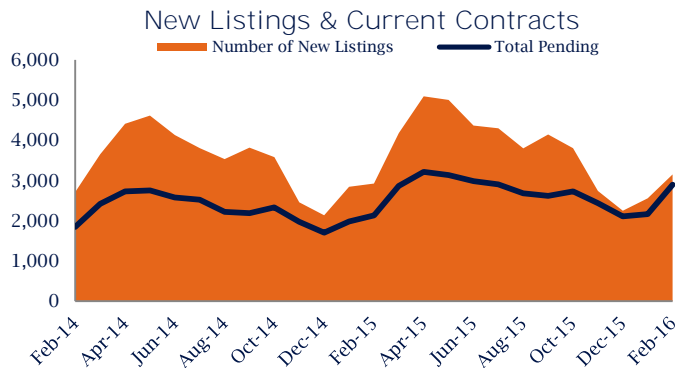


Months of Supply

In February, there was 4.0 months of supply available in Suburban Maryland, compared to 5.6 in February 2015. That is a decrease of 29% 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 3,152 homes newly listed for sale in Suburban Maryland compared to 2,925 in February 2015, an increase of 8%. There were 2,898 current contracts pending sale this February compared to 2,137 a year ago. The number of current contracts is 36% higher than last February.



Sale Price to List Price Ratio

In February, the average sale price in Suburban Maryland was 97.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 62, an increase of 5%.

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