



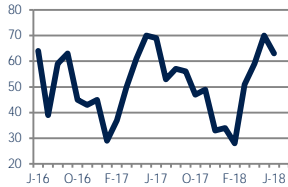
The Long & Foster Market Minute™

Focus On: Abingdon Housing Market

June 2018

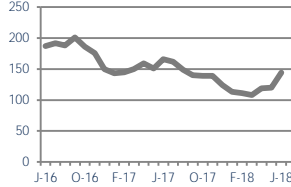
Zip Code(s): 21009

Units Sold
63



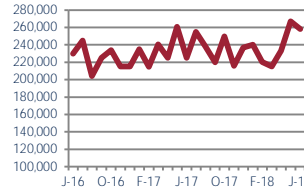
Down -9%
Vs. Year Ago

Active Inventory
144



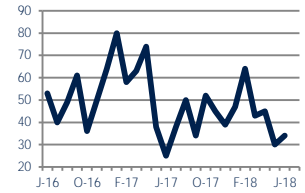
Down -13%
Vs. Year Ago

Median Sale Price
\$258,000



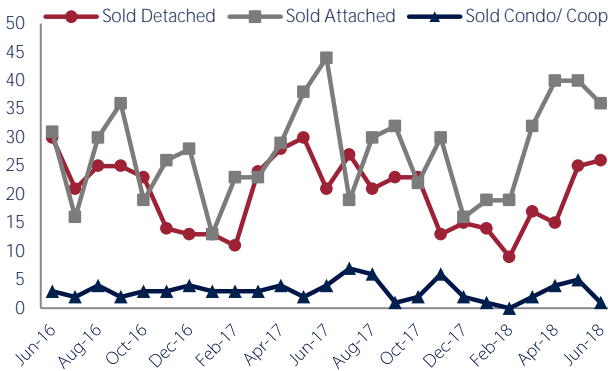
Up 15%
Vs. Year Ago

Days On Market
34



Up 36%
Vs. Year Ago

Units Sold*



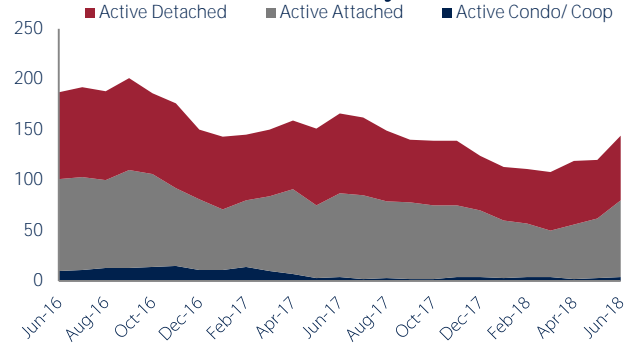
Units Sold

There was a decrease in total units sold in June, with 63 sold this month in Abingdon versus 70 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2017.

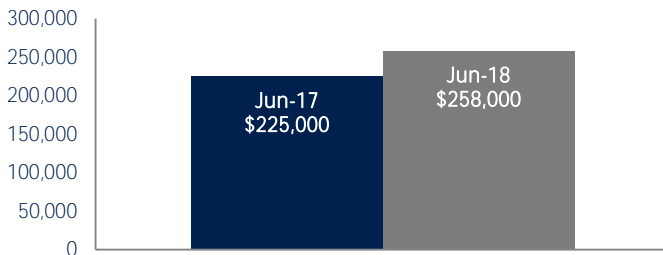
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 13%. The total number of active inventory this June was 144 compared to 166 in June 2017. This month's total of 144 is higher than the previous month's total supply of available inventory of 120, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Abingdon Homes was \$225,000. This June, the median sale price was \$258,000, an increase of 15% or \$33,000 compared to last year. The current median sold price is 3% lower than in May.

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



Abingdon are defined as properties listed in zip code/s 21009.

*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.





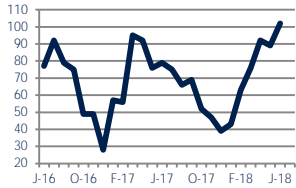
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June 2018

Zip Code(s): 21009

New Listings

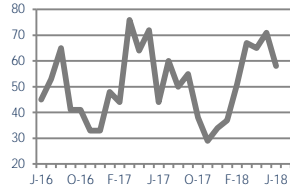
102



Up 29%
Vs. Year Ago

Current Contracts

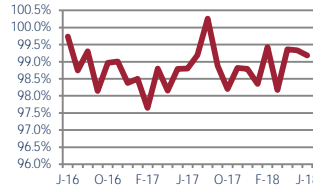
58



Up 32%
Vs. Year Ago

Sold Vs. List Price

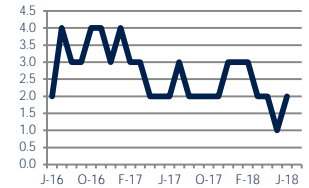
99.2%



No Change
Vs. Year Ago

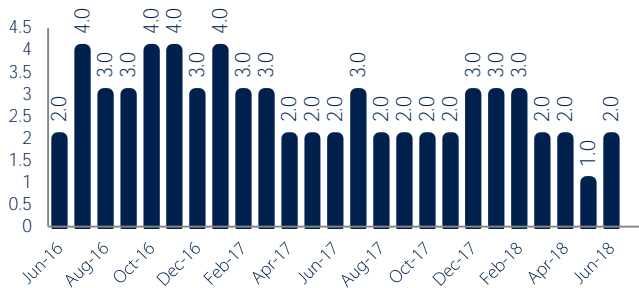
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

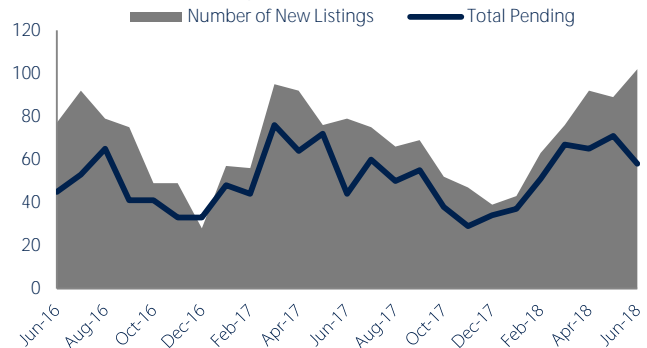
In June, there was 2.3 months of supply available in Abingdon, compared to 2.4 in June 2017. That is a decrease of 5% versus a year ago.

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.

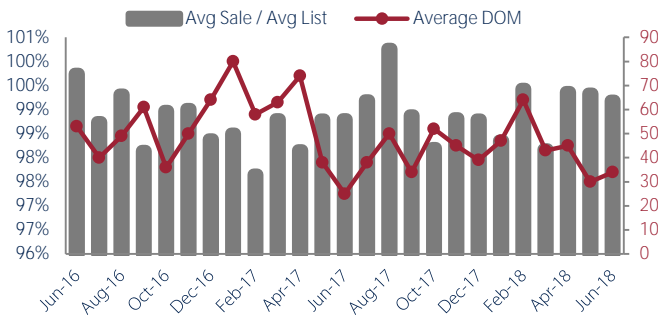
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Abingdon compared to 79 in June 2017, an increase of 29%. There were 58 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 32% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Abingdon was 99.2% 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 34, higher than the average last year, which was 25, an increase of 36%.



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