



The Long & Foster Market Minute™

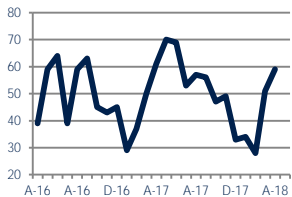
Focus On: Abingdon Housing Market

April 2018

Zip Code(s): 21009

Units Sold

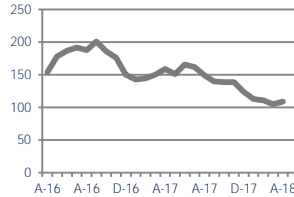
59



Down -3%
Vs. Year Ago

Active Inventory

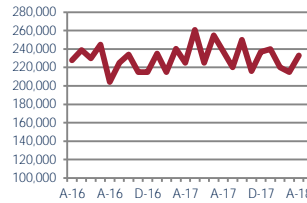
109



Down -31%
Vs. Year Ago

Median Sale Price

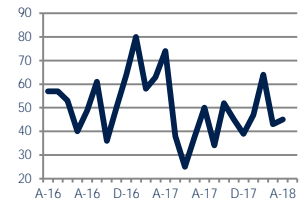
\$233,000



Up 4%
Vs. Year Ago

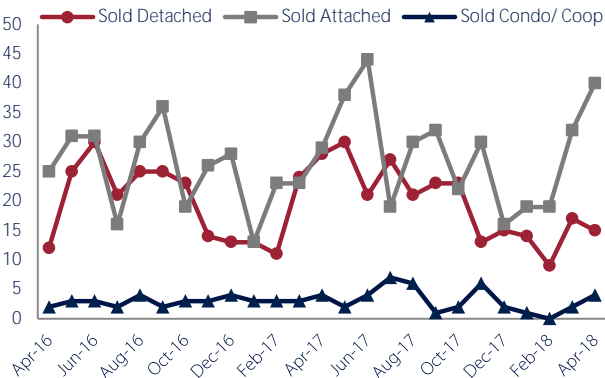
Days On Market

45



Down -39%
Vs. Year Ago

Units Sold*



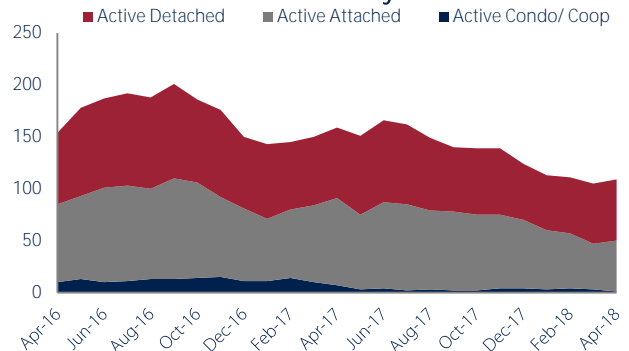
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Abingdon versus 51 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2017.

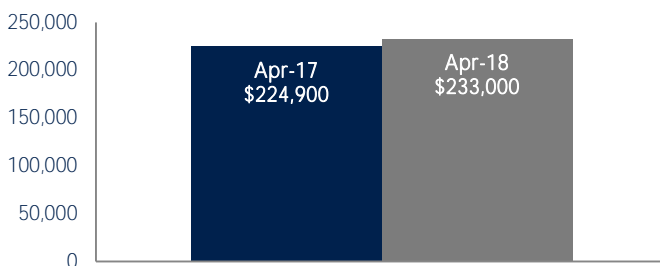
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 31%. The total number of active inventory this April was 109 compared to 159 in April 2017. This month's total of 109 is higher than the previous month's total supply of available inventory of 105, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Abingdon Homes was \$224,900. This April, the median sale price was \$233,000, an increase of 4% or \$8,100 compared to last year. The current median sold price is 8% higher than in March.

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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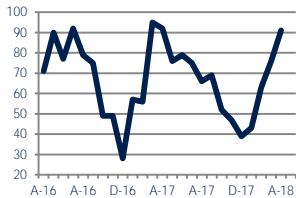
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New Listings

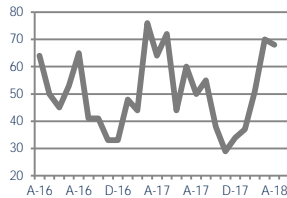
91



Down -1%
Vs. Year Ago

Current Contracts

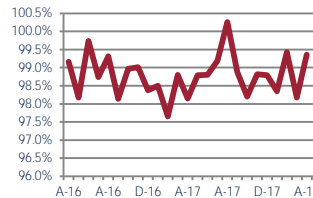
68



Up 6%
Vs. Year Ago

Sold Vs. List Price

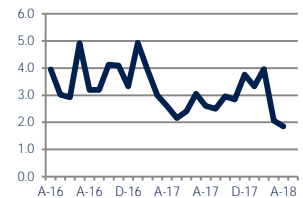
99.4%



Up 1.2%
Vs. Year Ago

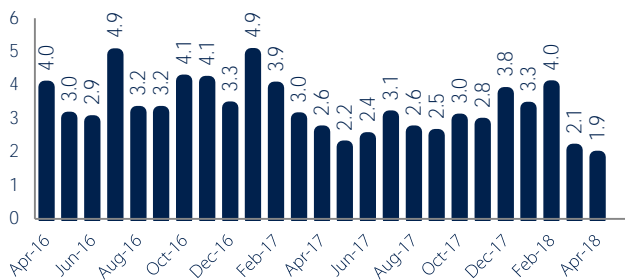
Months of Supply

1.9



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

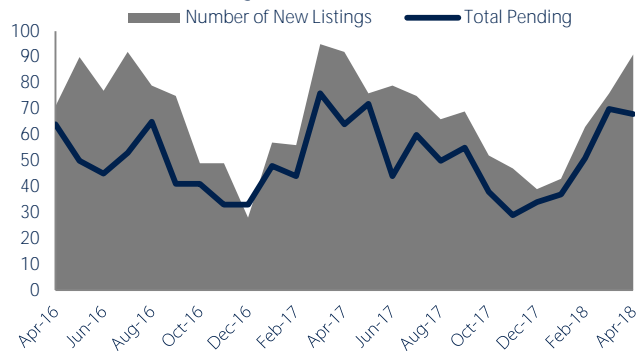
In April, there was 1.8 months of supply available in Abingdon, compared to 2.6 in April 2017. That is a decrease of 29% versus a year ago.

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.

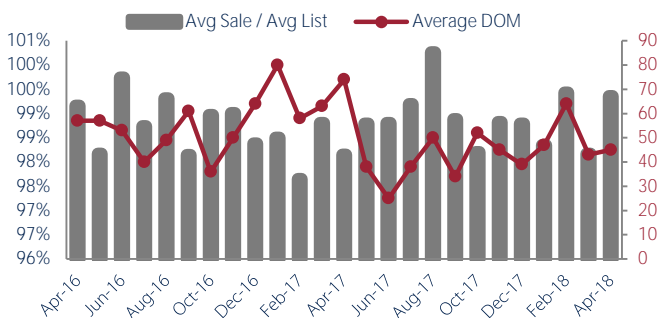
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Abingdon compared to 92 in April 2017, a decrease of 1%. There were 68 current contracts pending sale this April compared to 64 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Abingdon was 99.4% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 74, a decrease of 39%.



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