



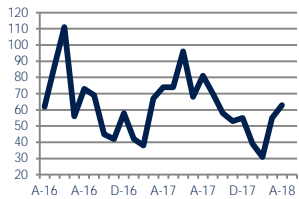
## Focus On: Arnold and Broadneck Housing Market

April 2018

Zip Code(s): 21409 and 21012

### Units Sold

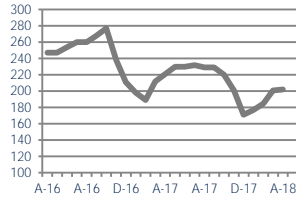
63



Down -15%  
Vs. Year Ago

### Active Inventory

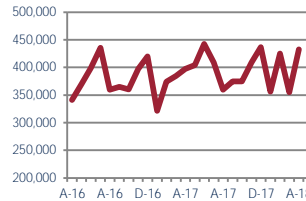
202



Down -9%  
Vs. Year Ago

### Median Sale Price

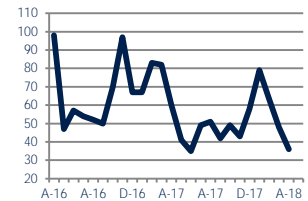
\$432,650



Up 9%  
Vs. Year Ago

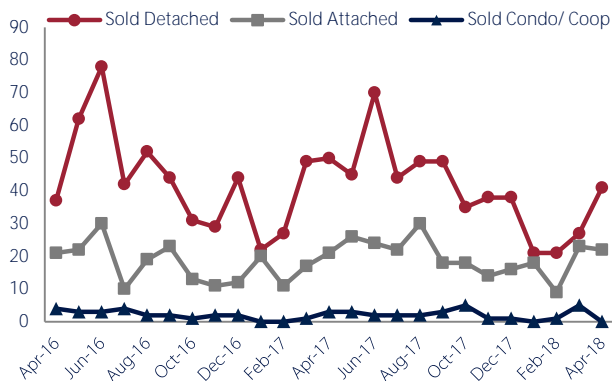
### Days On Market

36



Down -40%  
Vs. Year Ago

### Units Sold\*



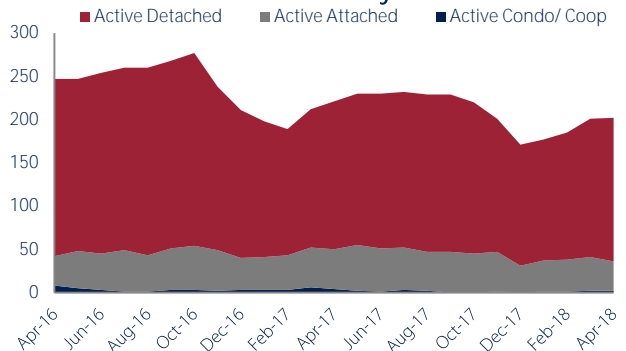
### Units Sold

There was an increase in total units sold in April, with 63 sold this month in Arnold and Broadneck versus 55 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 9%. The total number of active inventory this April was 202 compared to 221 in April 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Arnold and Broadneck Homes was \$397,450. This April, the median sale price was \$432,650, an increase of 9% or \$35,200 compared to last year. The current median sold price is 22% 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.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

\*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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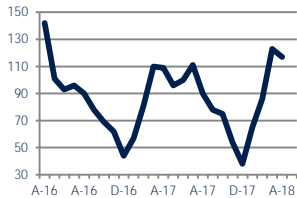
## Focus On: Arnold and Broadneck Housing Market

April 2018

Zip Code(s): 21409 and 21012

### New Listings

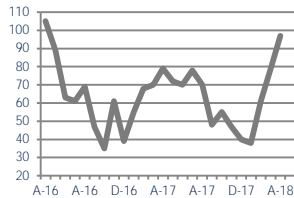
117



Up 7%  
Vs. Year Ago

### Current Contracts

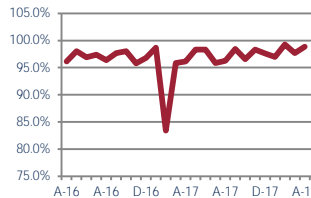
97



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

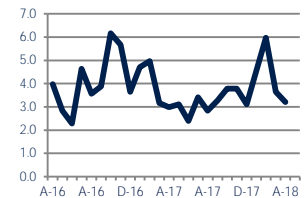
98.9%



Up 2.8%  
Vs. Year Ago

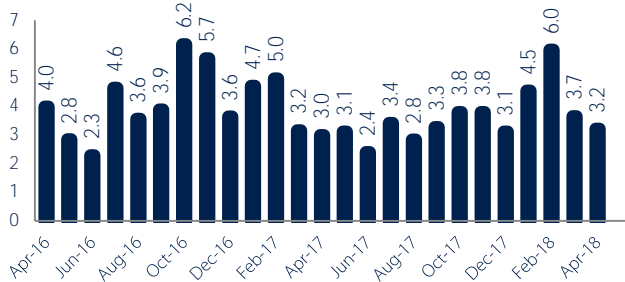
### Months of Supply

3.2



Up 7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

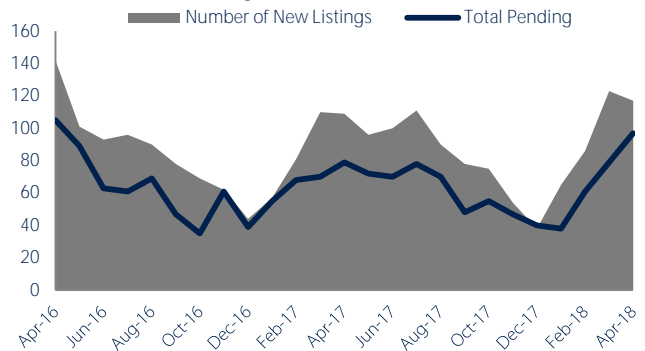
In April, there was 3.2 months of supply available in Arnold and Broadneck, compared to 3.0 in April 2017. That is an increase of 7% versus a year ago.

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.

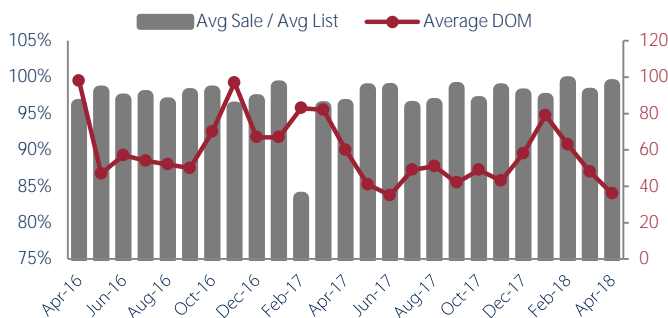
### New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Arnold and Broadneck compared to 109 in April 2017, an increase of 7%. There were 97 current contracts pending sale this April compared to 79 a year ago. The number of current contracts is 23% 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 Arnold and Broadneck was 98.9% of the average list price, which is 2.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 60, a decrease of 40%.



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