



The Long & Foster Market Minute™

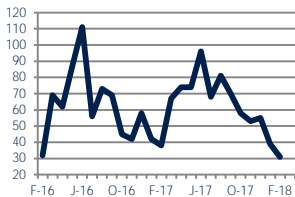
Focus On: Arnold and Broadneck Housing Market

February 2018

Zip Code(s): 21409 and 21012

Units Sold

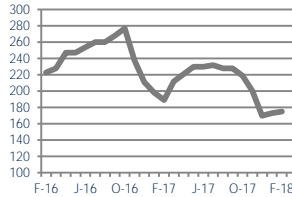
31



Down -18%
Vs. Year Ago

Active Inventory

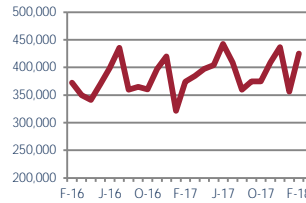
175



Down -7%
Vs. Year Ago

Median Sale Price

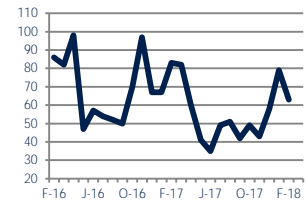
\$425,000



Up 14%
Vs. Year Ago

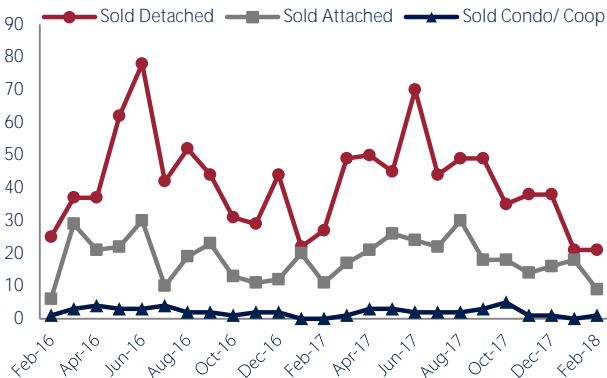
Days On Market

63



Down -24%
Vs. Year Ago

Units Sold*



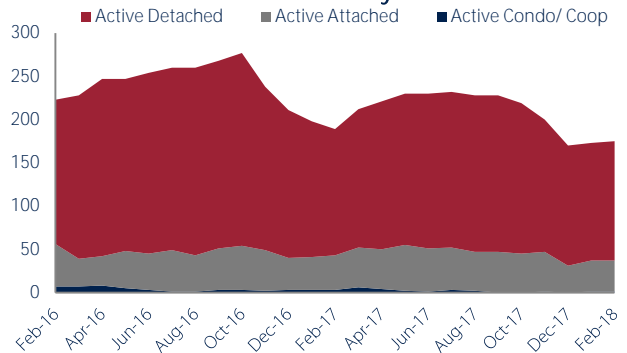
Units Sold

There was a decrease in total units sold in February, with 31 sold this month in Arnold and Broadneck versus 39 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 18% versus February 2017.

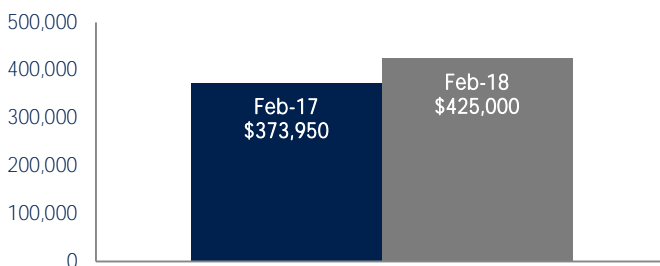
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 7%. The total number of active inventory this February was 175 compared to 189 in February 2017. This month's total of 175 is higher than the previous month's total supply of available inventory of 173, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Arnold and Broadneck Homes was \$373,950. This February, the median sale price was \$425,000, an increase of 14% or \$51,050 compared to last year. The current median sold price is 19% higher 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.

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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INTERNATIONAL REAL ESTATE



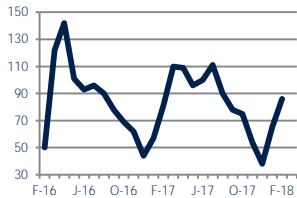
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February 2018

Zip Code(s): 21409 and 21012

New Listings

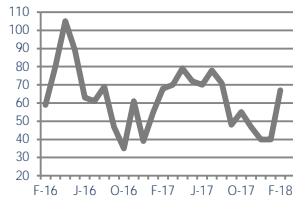
86



Up 6%
Vs. Year Ago

Current Contracts

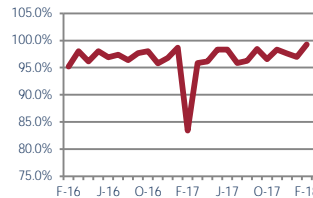
67



Down -1%
Vs. Year Ago

Sold Vs. List Price

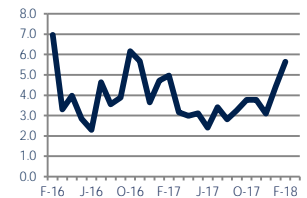
99.3%



Up
Vs. Year Ago

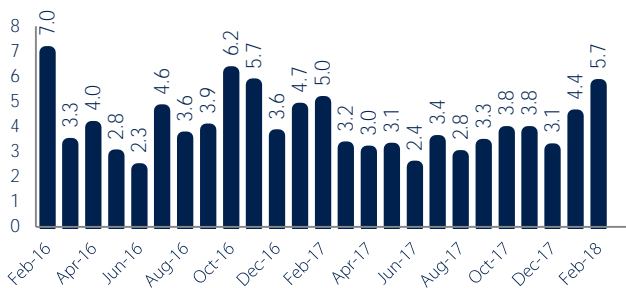
Months of Supply

5.7



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

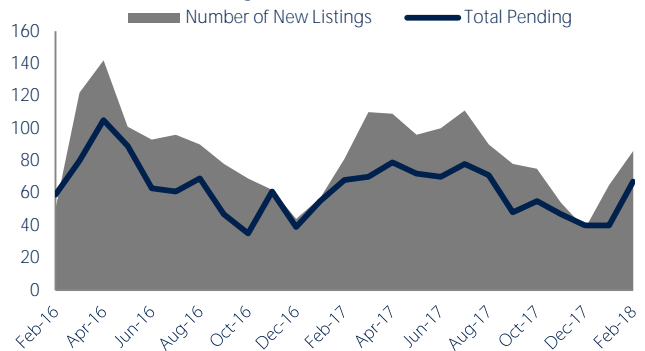
In February, there was 5.6 months of supply available in Arnold and Broadneck, compared to 5.0 in February 2017. That is an increase of 14% versus a year ago.

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.

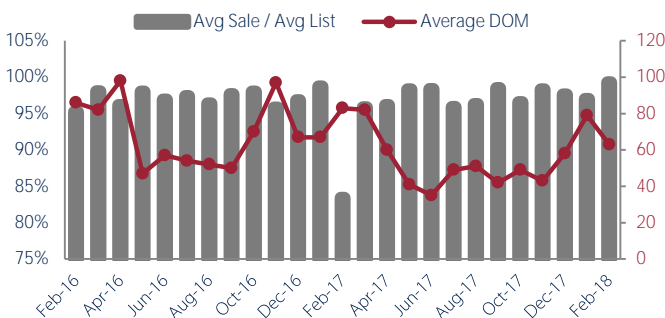
New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Arnold and Broadneck compared to 81 in February 2017, an increase of 6%. There were 67 current contracts pending sale this February compared to 68 a year ago. The number of current contracts is 1% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Arnold and Broadneck was 99.3% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 63, lower than the average last year, which was 83, a decrease of 24%.



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