

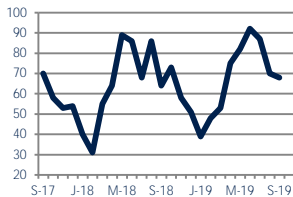
## Focus On: Arnold and Broadneck Housing Market

September 2019

Zip Code(s): 21409 and 21012

### Units Sold

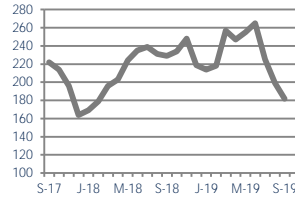
68



Up 6%  
Vs. Year Ago

### Active Inventory

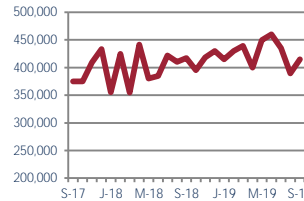
182



Down -21%  
Vs. Year Ago

### Median Sale Price

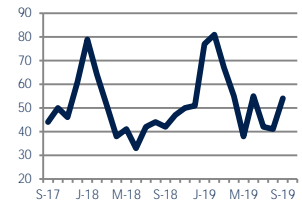
\$415,000



Down -1%  
Vs. Year Ago

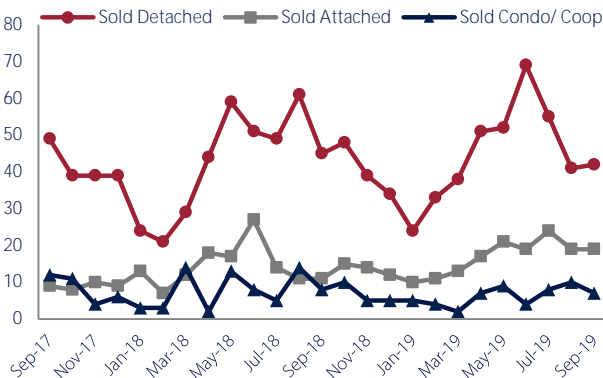
### Days On Market

54



Up 29%  
Vs. Year Ago

### Units Sold\*



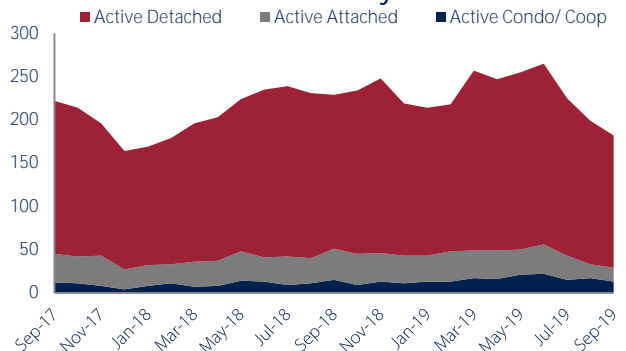
### Units Sold

There was a decrease in total units sold in September, with 68 sold this month in Arnold and Broadneck versus 70 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 6% versus September 2018.

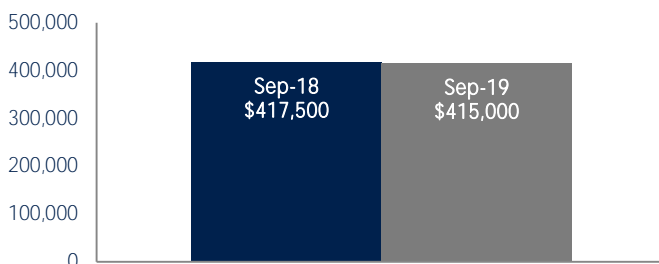
### Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 21%. The total number of active inventory this September was 182 compared to 229 in September 2018. This month's total of 182 is lower than the previous month's total supply of available inventory of 199, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Arnold and Broadneck Homes was \$417,500. This September, the median sale price was \$415,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 7% higher than in August.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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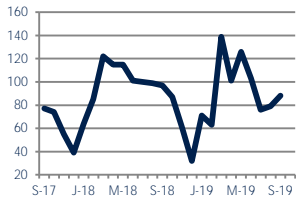
## Focus On: Arnold and Broadneck Housing Market

September 2019

Zip Code(s): 21409 and 21012

### New Listings

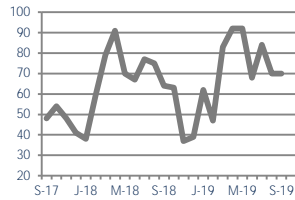
88



Down -9%  
Vs. Year Ago

### Current Contracts

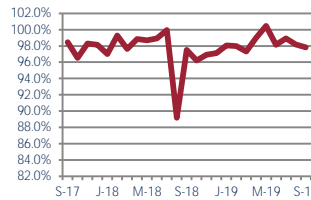
70



Up 9%  
Vs. Year Ago

### Sold Vs. List Price

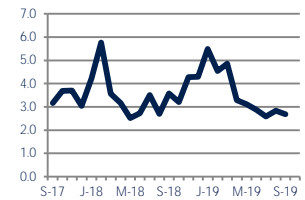
97.8%



No Change  
Vs. Year Ago

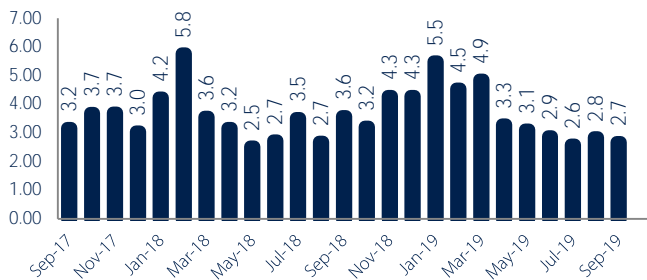
### Months of Supply

2.7



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

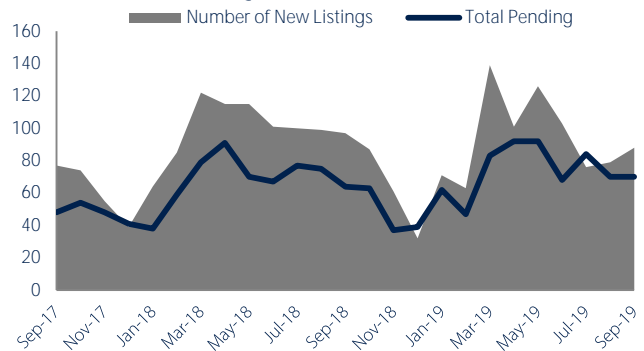
In September, there was 2.7 months of supply available in Arnold and Broadneck, compared to 3.6 in September 2018. That is a decrease of 25% versus a year ago.

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.

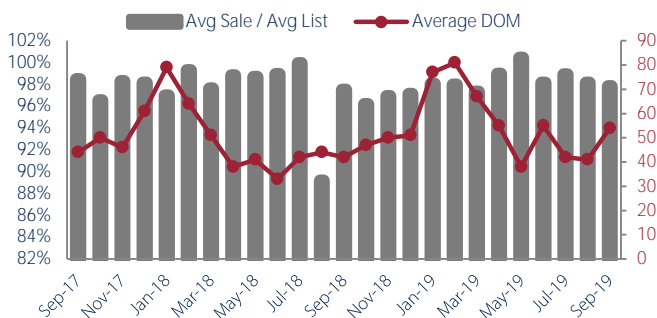
### New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Arnold and Broadneck compared to 97 in September 2018, a decrease of 9%. There were 70 current contracts pending sale this September compared to 64 a year ago. The number of current contracts remained stable as compared to last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Arnold and Broadneck was 97.8% 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 54, higher than the average last year, which was 42, an increase of 29%.



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