

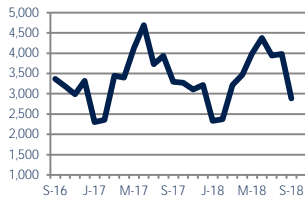


The Long & Foster Market Minute™

Focus On: **Baltimore Metro Housing Market**

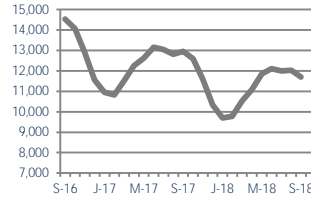
September 2018

Units Sold
2,886



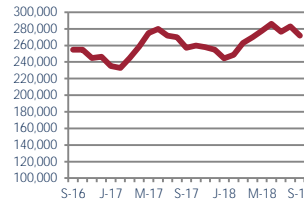
Down -12%
Vs. Year Ago

Active Inventory
11,702



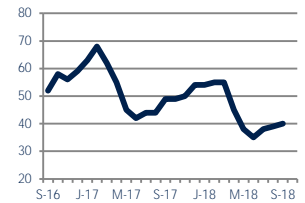
Down -10%
Vs. Year Ago

Median Sale Price
\$272,000



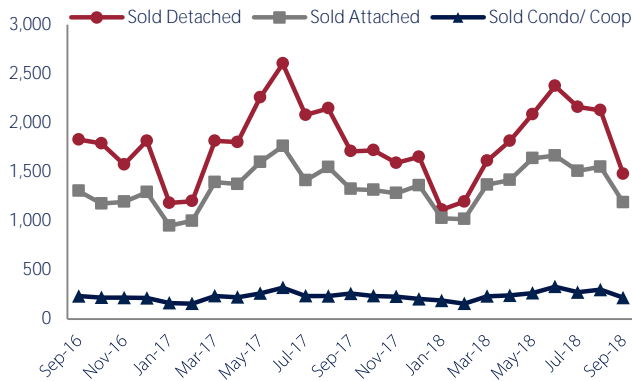
Up 6%
Vs. Year Ago

Days On Market
40



Down -18%
Vs. Year Ago

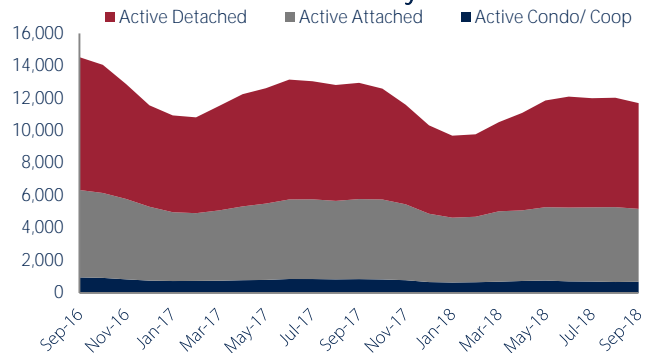
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 2,886 sold this month in Baltimore Metro versus 3,979 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2017.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 1,250 units or 10%. The total number of active inventory this September was 11,702 compared to 12,952 in September 2017. This month's total of 11,702 is lower than the previous month's total supply of available inventory of 12,034, a decrease of 3%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Baltimore Metro Homes was \$257,000. This September, the median sale price was \$272,000, an increase of 6% or \$15,000 compared to last year. The current median sold price is 4% lower 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.



*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

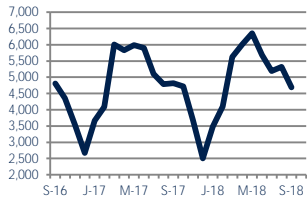
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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.



New Listings

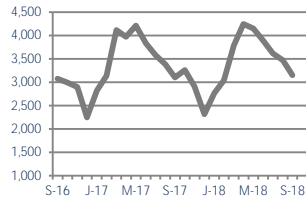
4,686



Down -3%
Vs. Year Ago

Current Contracts

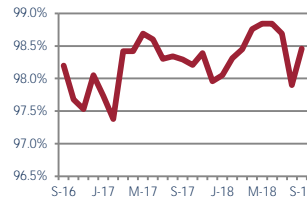
3,154



Up 2%
Vs. Year Ago

Sold Vs. List Price

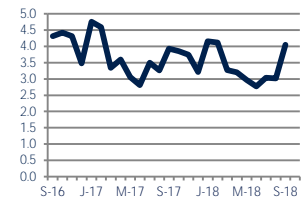
98.5%



No Change
Vs. Year Ago

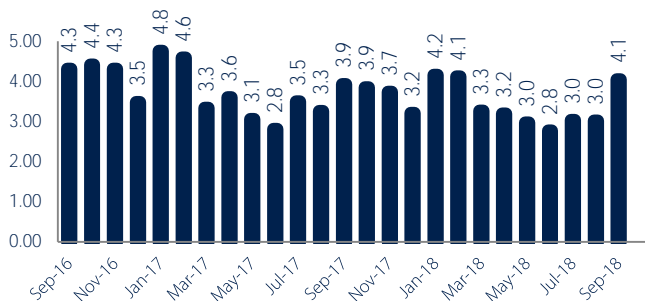
Months of Supply

4.1



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

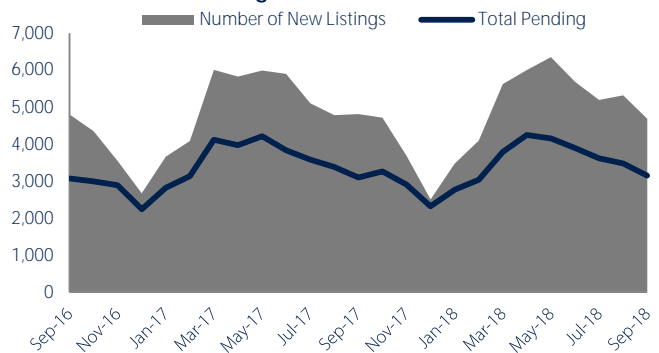
In September, there was 4.1 months of supply available in Baltimore Metro, compared to 3.9 in September 2017. That is an increase of 3% versus a year ago.

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.

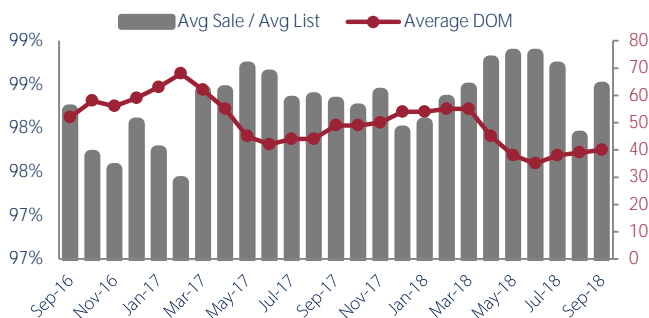
New Listings & Current Contracts

This month there were 4,686 homes newly listed for sale in Baltimore Metro compared to 4,814 in September 2017, a decrease of 3%. There were 3,154 current contracts pending sale this September compared to 3,102 a year ago. The number of current contracts is 2% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Baltimore Metro was 98.5% 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 40, lower than the average last year, which was 49, a decrease of 18%.



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