



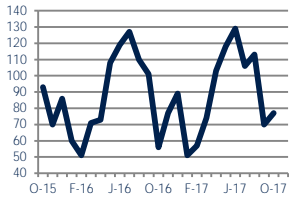
## Focus On: Bel Air Housing Market

October 2017

Zip Code(s): 21014 and 21015

### Units Sold

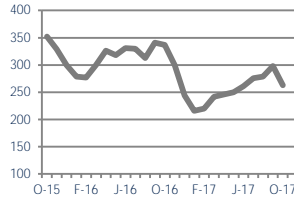
77



Up  
Vs. Year Ago

### Active Inventory

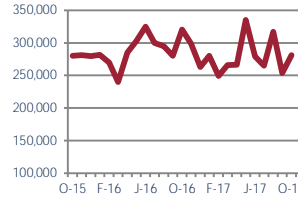
263



Down -22%  
Vs. Year Ago

### Median Sale Price

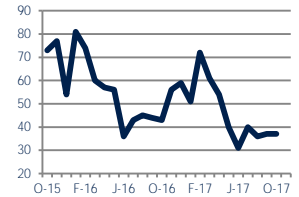
\$281,000



Down -12%  
Vs. Year Ago

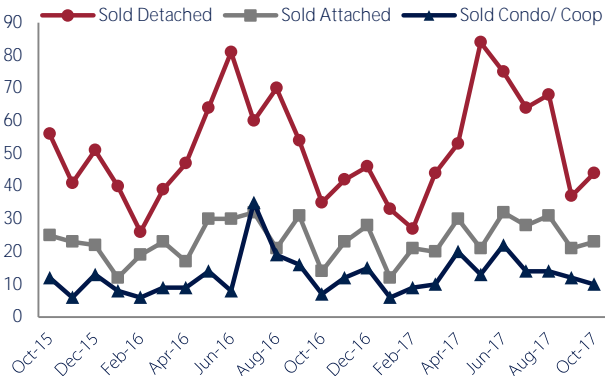
### Days On Market

37



Down -14%  
Vs. Year Ago

### Units Sold\*



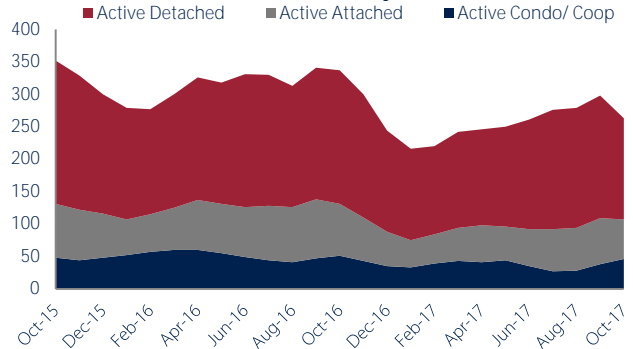
### Units Sold

There was an increase in total units sold in October, with 77 sold this month in Bel Air. This month's total units sold was higher than at this time last year.

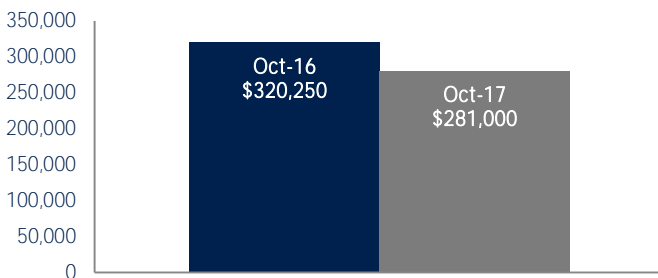
### Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 22%. The total number of active inventory this October was 263 compared to 337 in October 2016. This month's total of 263 is lower than the previous month's total supply of available inventory of 298, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Bel Air Homes was \$320,250. This October, the median sale price was \$281,000, a decrease of 12% or \$39,250 compared to last year. The current median sold price is 11% higher than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

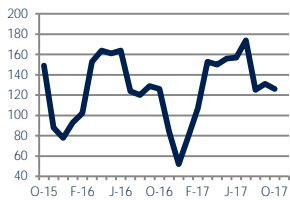
## Focus On: Bel Air Housing Market

October 2017

Zip Code(s): 21014 and 21015

### New Listings

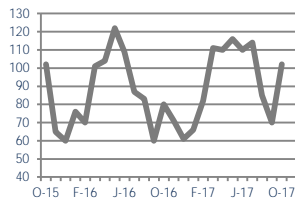
126



No Change  
Vs. Year Ago

### Current Contracts

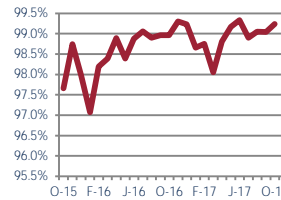
102



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

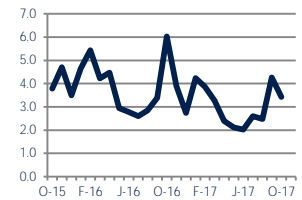
99.2%



No Change  
Vs. Year Ago

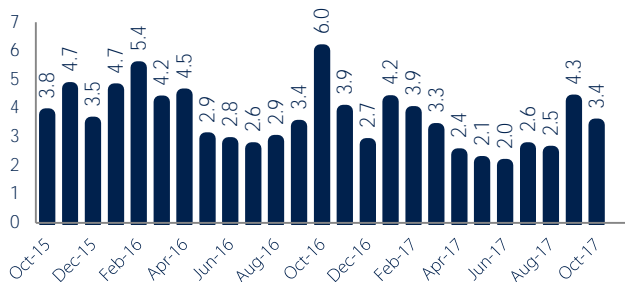
### Months of Supply

3.4



Down -43%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

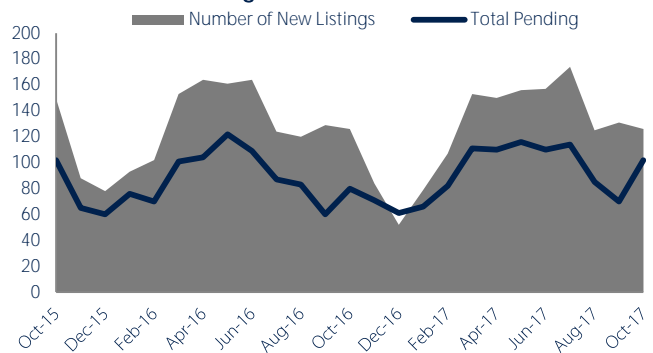
In October, there was 3.4 months of supply available in Bel Air, compared to 6.0 in October 2016. That is a decrease of 43% versus a year ago.

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.

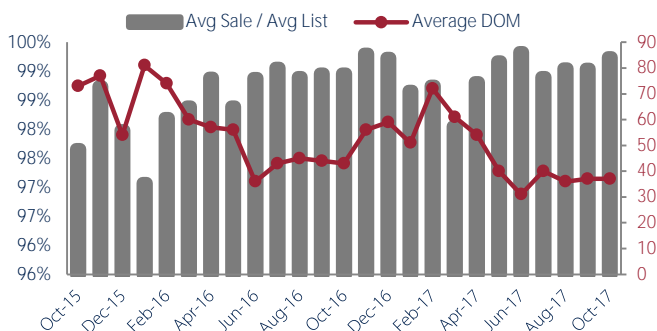
### New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Bel Air, which is similar to the amount in October 2016. There were 102 current contracts pending sale this October compared to 80 a year ago. The number of current contracts is 28% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Bel Air was 99.2% 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 37, lower than the average last year, which was 43, a decrease of 14%.