

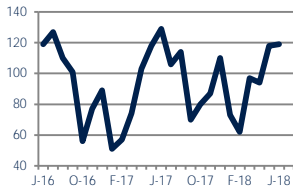


Focus On: Bel Air Housing Market

June 2018

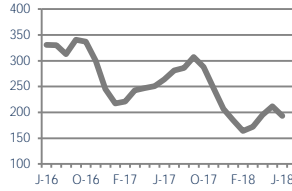
Zip Code(s): 21014 and 21015

Units Sold 119



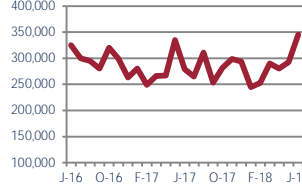
Down -8%
Vs. Year Ago

Active Inventory 193



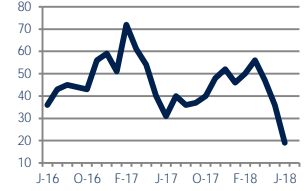
Down -27%
Vs. Year Ago

Median Sale Price \$345,000



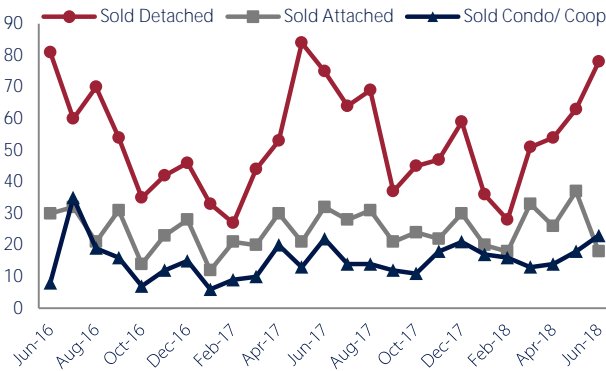
Up 24%
Vs. Year Ago

Days On Market 19



Down -39%
Vs. Year Ago

Units Sold*



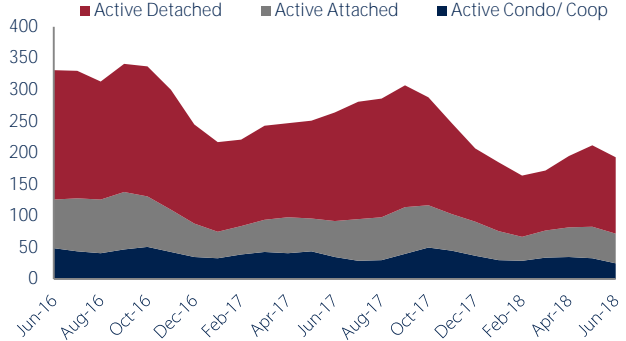
Units Sold

There was an increase in total units sold in June, with 119 sold this month in Bel Air versus 118 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 27%. The total number of active inventory this June was 193 compared to 264 in June 2017. This month's total of 193 is lower than the previous month's total supply of available inventory of 212, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bel Air Homes was \$279,000. This June, the median sale price was \$345,000, an increase of 24% or \$66,000 compared to last year. The current median sold price is 18% higher than in May.

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

Bel Air are defined as properties listed in zip code/s 21014 and 21015.

*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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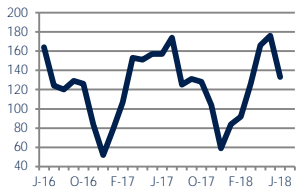
Focus On: Bel Air Housing Market

June 2018

Zip Code(s): 21014 and 21015

New Listings

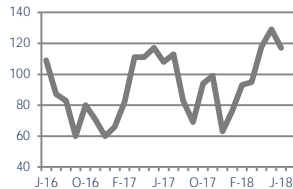
133



Down -15%
Vs. Year Ago

Current Contracts

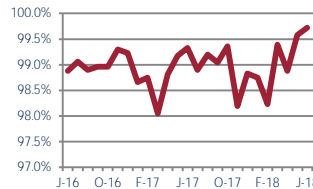
117



Up 8%
Vs. Year Ago

Sold Vs. List Price

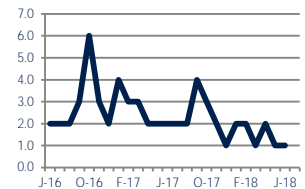
99.7%



No Change
Vs. Year Ago

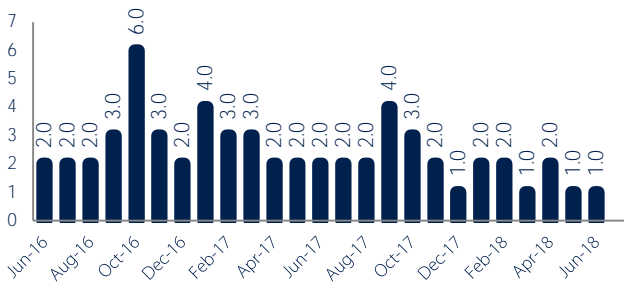
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

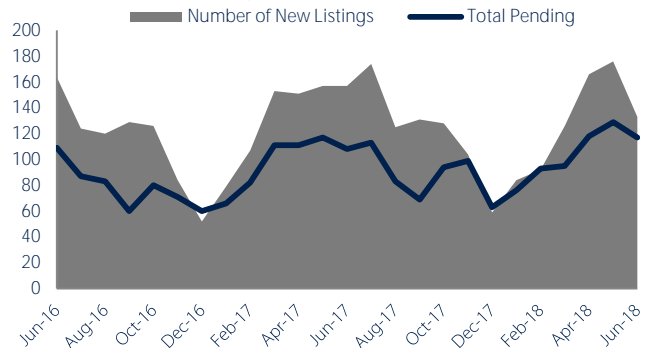
In June, there was 1.6 months of supply available in Bel Air, compared to 2.0 in June 2017. That is a decrease of 21% versus a year ago.

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.

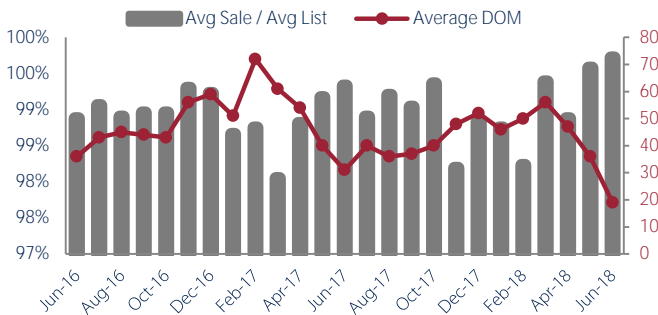
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Bel Air compared to 157 in June 2017, a decrease of 15%. There were 117 current contracts pending sale this June compared to 108 a year ago. The number of current contracts is 8% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bel Air was 99.7% 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 19, lower than the average last year, which was 31, a decrease of 39%.



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