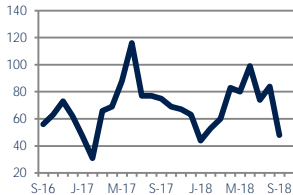


Zip Code(s): 21114, 21032 and 21054

Units Sold

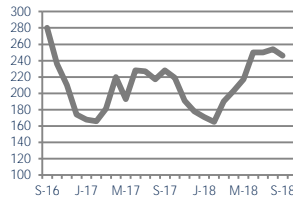
48



Down
Vs. Year Ago

Active Inventory

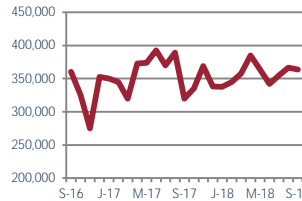
246



Up 8%
Vs. Year Ago

Median Sale Price

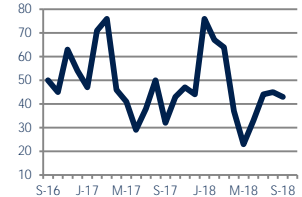
\$363,450



Up 14%
Vs. Year Ago

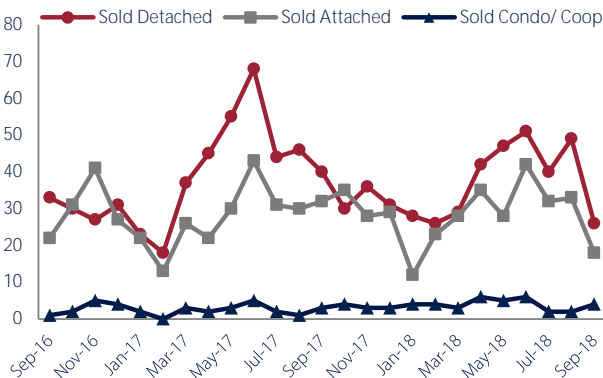
Days On Market

43



Up 34%
Vs. Year Ago

Units Sold*



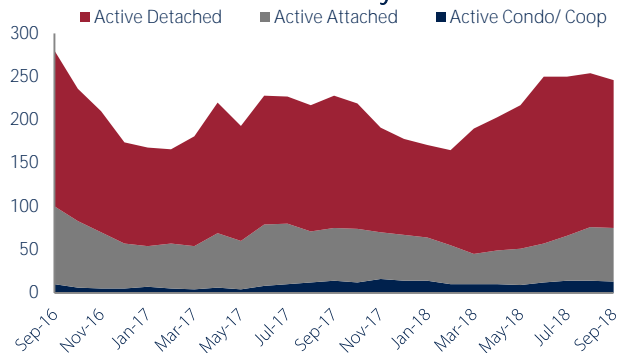
Units Sold

There was a decrease in total units sold in September, with 48 sold this month in Crofton, Crownsville, and Gambrills. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 8%. The total number of active inventory this September was 246 compared to 228 in September 2017. This month's total of 246 is lower than the previous month's total supply of available inventory of 254, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$320,000. This September, the median sale price was \$363,450, an increase of 14% or \$43,450 compared to last year. The current median sold price is 1% 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.

Crofton, Crownsville, and Gambrills are defined as properties listed in zip code/s 21114, 21032 and 21054.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



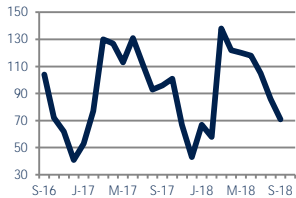
Focus On: Crofton, Crownsville, and Gambrills Housing Market

September 2018

Zip Code(s): 21114, 21032 and 21054

New Listings

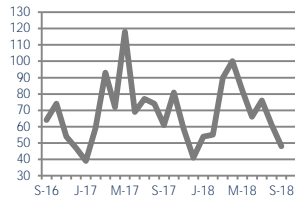
71



Down -26%
Vs. Year Ago

Current Contracts

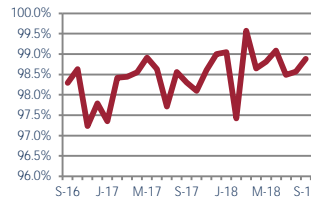
48



Down -21%
Vs. Year Ago

Sold Vs. List Price

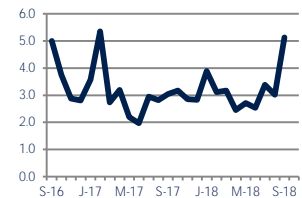
98.9%



Up 0.6%
Vs. Year Ago

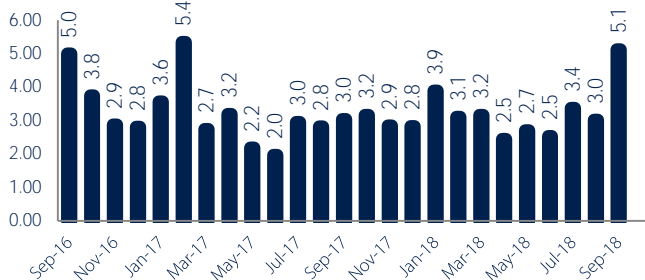
Months of Supply

5.1



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

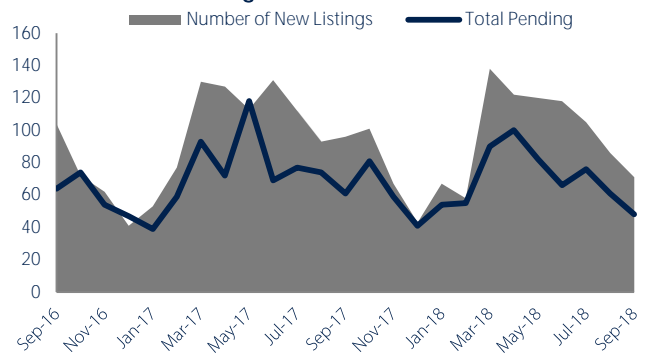
In September, there was 5.1 months of supply available in Crofton, Crownsville, and Gambrills, compared to 3.0 in September 2017. That is an increase of 69% versus a year ago.

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.

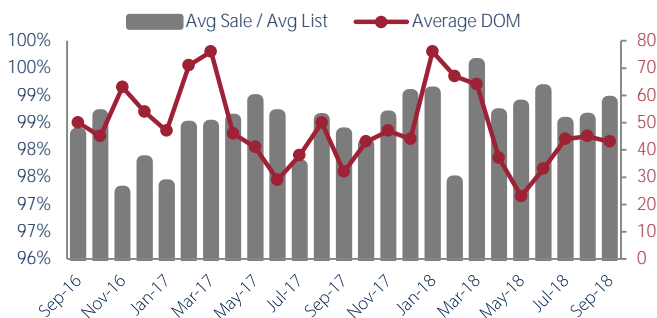
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 96 in September 2017, a decrease of 26%. There were 48 current contracts pending sale this September compared to 61 a year ago. The number of current contracts is 21% lower 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 Crofton, Crownsville, and Gambrills was 98.9% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 32, an increase of 34%.



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