



The Long & Foster Market Minute™

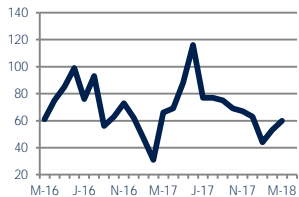
Focus On: Crofton, Crownsville, and Gambrills Housing Market

March 2018

Zip Code(s): 21114, 21032 and 21054

Units Sold

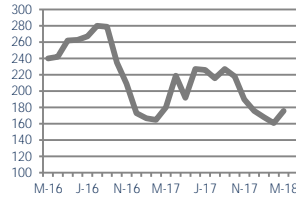
60



Down -9%
Vs. Year Ago

Active Inventory

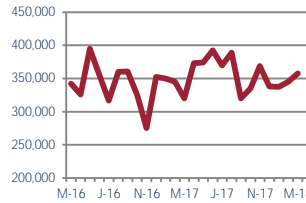
176



Down -2%
Vs. Year Ago

Median Sale Price

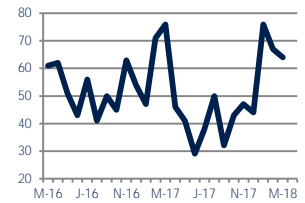
\$357,500



Up 12%
Vs. Year Ago

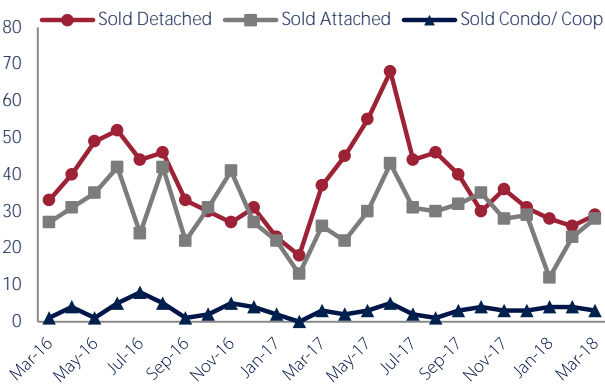
Days On Market

64



Down -16%
Vs. Year Ago

Units Sold*



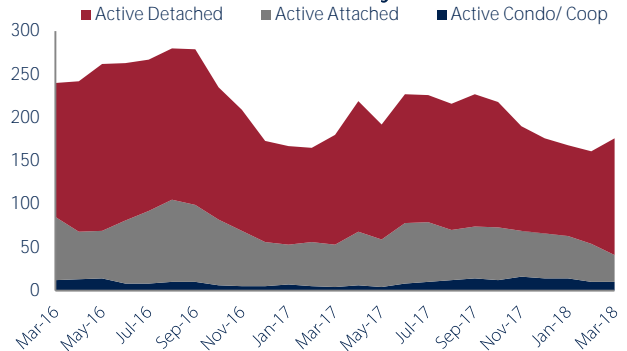
Units Sold

There was an increase in total units sold in March, with 60 sold this month in Crofton, Crownsville, and Gambrills versus 53 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 9% versus March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this March was 176 compared to 180 in March 2017. This month's total of 176 is higher than the previous month's total supply of available inventory of 161, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$319,950. This March, the median sale price was \$357,500, an increase of 12% or \$37,550 compared to last year. The current median sold price is 4% higher than in February.

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.



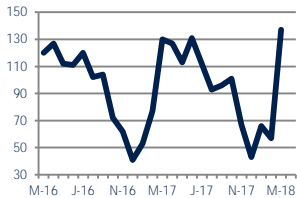
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21114, 21032 and 21054

New Listings

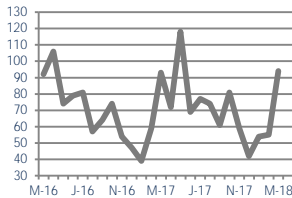
137



Up 5%
Vs. Year Ago

Current Contracts

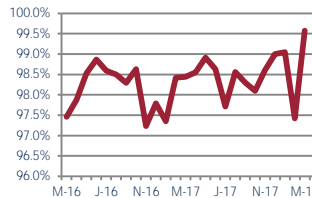
94



Up 1%
Vs. Year Ago

Sold Vs. List Price

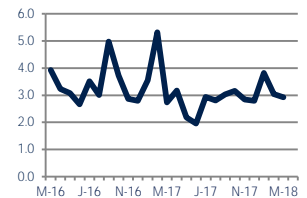
99.6%



Up 1.1%
Vs. Year Ago

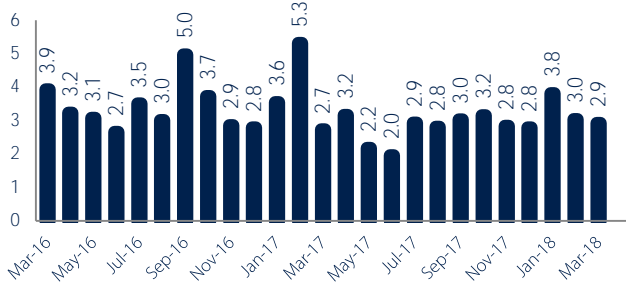
Months of Supply

2.9



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

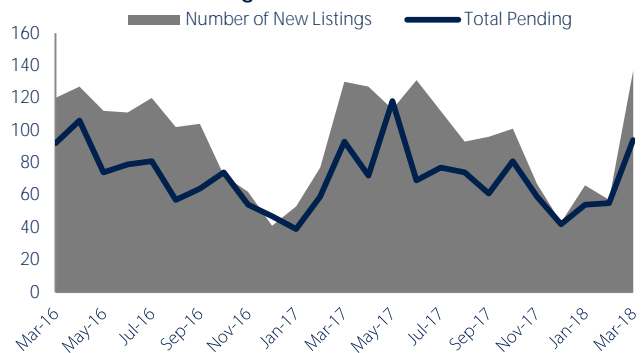
In March, there was 2.9 months of supply available in Crofton, Crownsville, and Gambrills, compared to 2.7 in March 2017. That is an increase of 8% versus a year ago.

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.

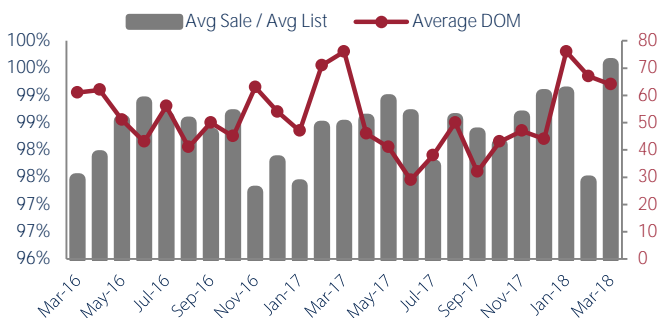
New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 130 in March 2017, an increase of 5%. There were 94 current contracts pending sale this March compared to 93 a year ago. The number of current contracts is 1% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Crofton, Crownsville, and Gambrills was 99.6% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 76, a decrease of 16%.



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