

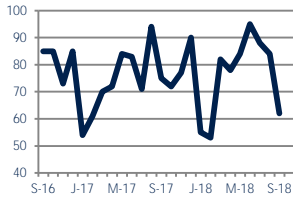
Focus On: Dundalk and Sparrows Point Housing Market

September 2018

Zip Code(s): 21222, 21219 and 21052

Units Sold

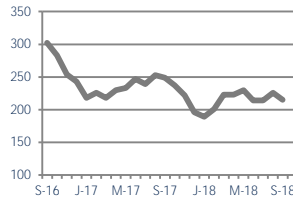
62



Down -17%
Vs. Year Ago

Active Inventory

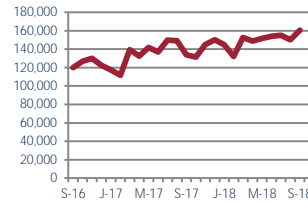
215



Down -14%
Vs. Year Ago

Median Sale Price

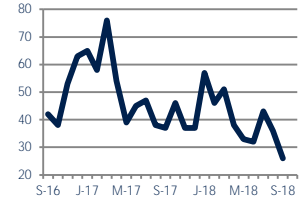
\$160,450



Up 20%
Vs. Year Ago

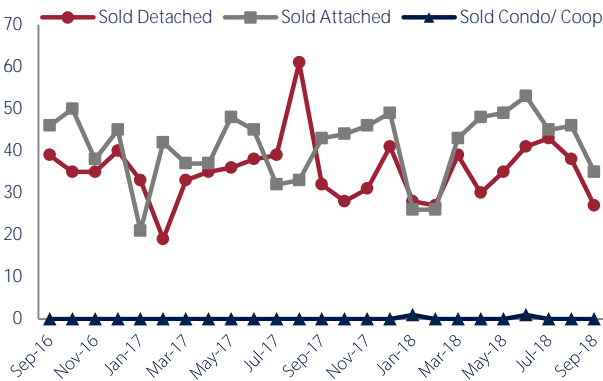
Days On Market

26



Down -30%
Vs. Year Ago

Units Sold*



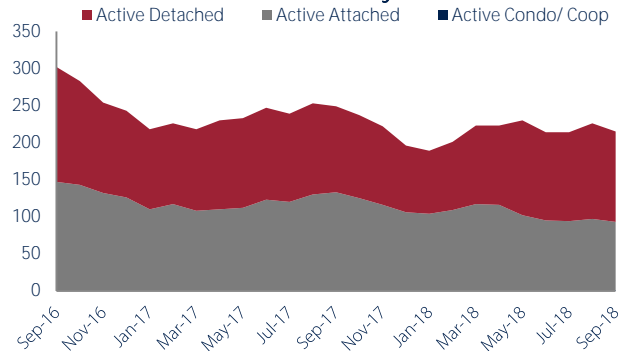
Units Sold

There was a decrease in total units sold in September, with 62 sold this month in Dundalk and Sparrows Point versus 84 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 17% versus September 2017.

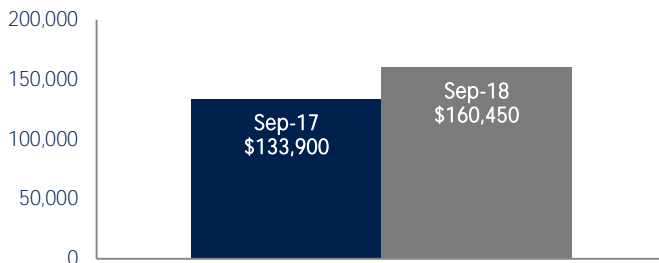
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 14%. The total number of active inventory this September was 215 compared to 249 in September 2017. This month's total of 215 is lower than the previous month's total supply of available inventory of 226, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Dundalk and Sparrows Point Homes was \$133,900. This September, the median sale price was \$160,450, an increase of 20% or \$26,550 compared to last year. The current median sold price is 7% higher 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.

Dundalk and Sparrows Point are defined as properties listed in zip code/s 21222, 21219 and 21052.

*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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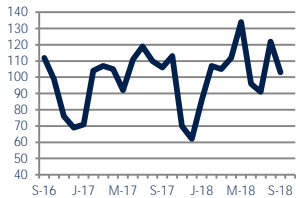
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September 2018

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New Listings

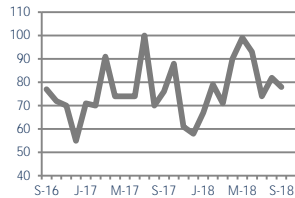
103



Down -3%
Vs. Year Ago

Current Contracts

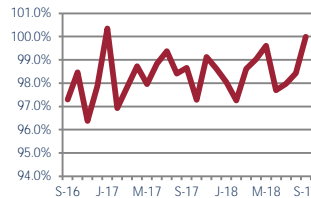
78



Up 3%
Vs. Year Ago

Sold Vs. List Price

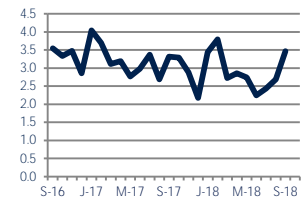
100.0%



Up 1.3%
Vs. Year Ago

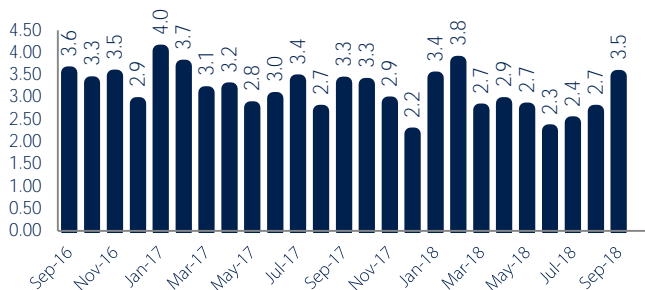
Months of Supply

3.5



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.5 months of supply available in Dundalk and Sparrows Point, compared to 3.3 in September 2017. That is an increase of 4% versus a year ago.

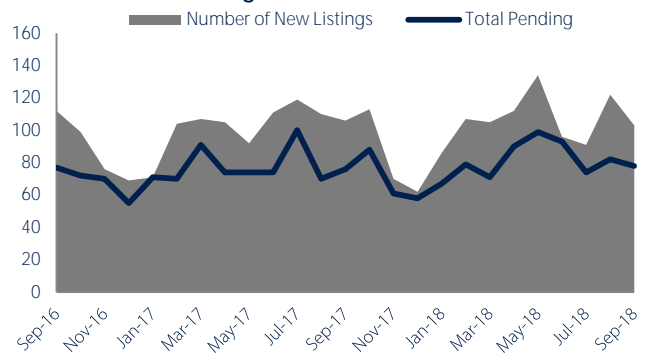
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

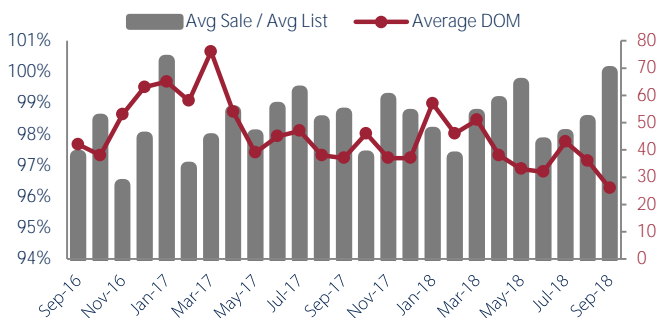
This month there were 103 homes newly listed for sale in Dundalk and Sparrows Point compared to 106 in September 2017, a decrease of 3%.

There were 78 current contracts pending sale this September compared to 76 a year ago. The number of current contracts is 3% 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 Dundalk and Sparrows Point was 100.0% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 37, a decrease of 30%.



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