

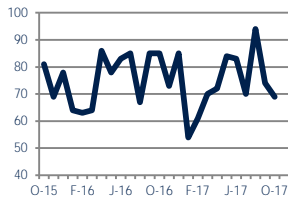
Focus On: Dundalk and Sparrows Point Housing Market

October 2017

Zip Code(s): 21222, 21219 and 21052

Units Sold

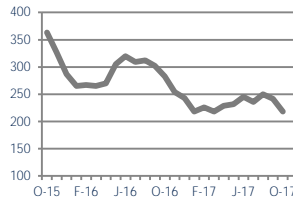
69



Down -19%
Vs. Year Ago

Active Inventory

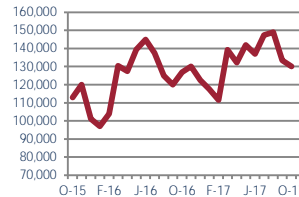
218



Down -23%
Vs. Year Ago

Median Sale Price

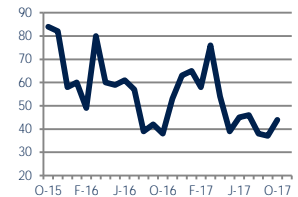
\$130,000



Up 2%
Vs. Year Ago

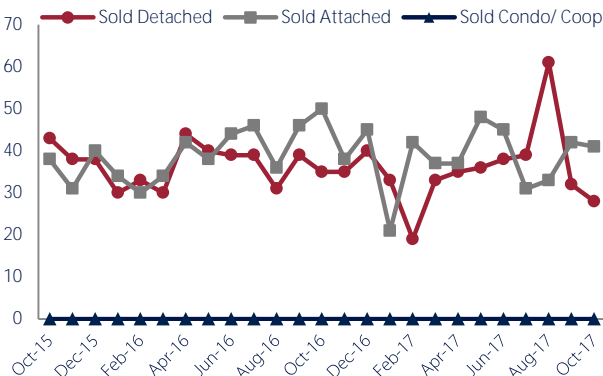
Days On Market

44



Up 16%
Vs. Year Ago

Units Sold*



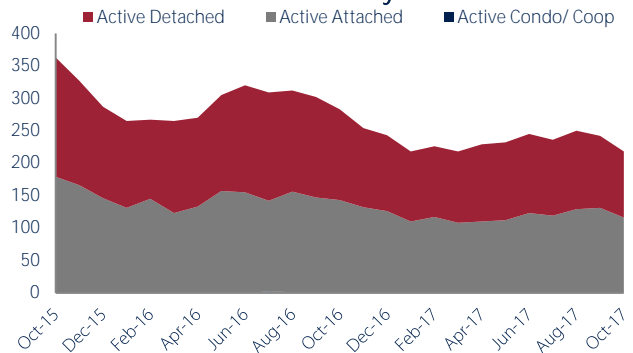
Units Sold

There was a decrease in total units sold in October, with 69 sold this month in Dundalk and Sparrows Point versus 74 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 19% versus October 2016.

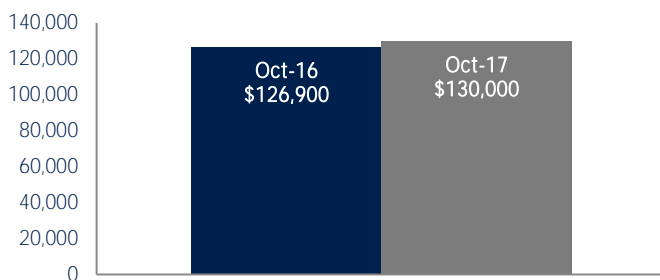
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 23%. The total number of active inventory this October was 218 compared to 283 in October 2016. This month's total of 218 is lower than the previous month's total supply of available inventory of 242, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Dundalk and Sparrows Point Homes was \$126,900. This October, the median sale price was \$130,000, an increase of 2% or \$3,100 compared to last year. The current median sold price is 3% lower 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.

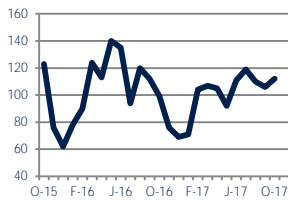
Focus On: Dundalk and Sparrows Point Housing Market

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Zip Code(s): 21222, 21219 and 21052

New Listings

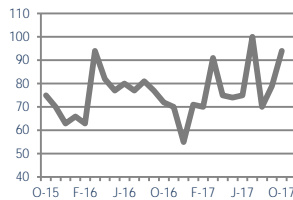
112



Up 13%
Vs. Year Ago

Current Contracts

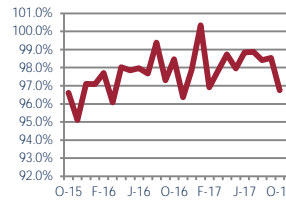
94



Up 31%
Vs. Year Ago

Sold Vs. List Price

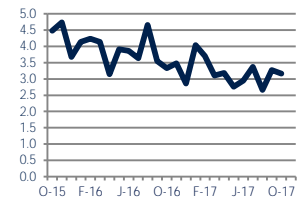
96.8%



Down -1.7%
Vs. Year Ago

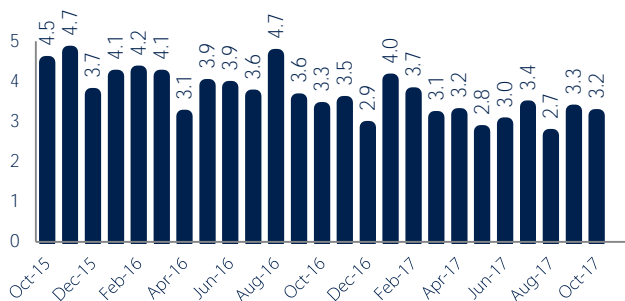
Months of Supply

3.2



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

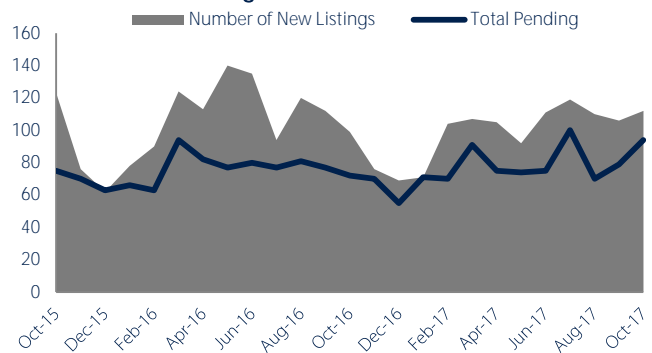
In October, there was 3.2 months of supply available in Dundalk and Sparrows Point, compared to 3.3 in October 2016. That is a decrease of 5% versus a year ago.

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.

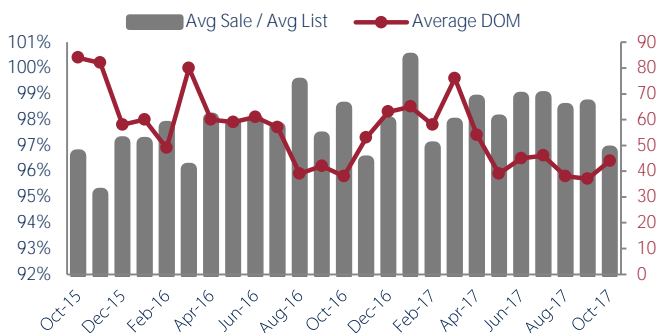
New Listings & Current Contracts

This month there were 112 homes newly listed for sale in Dundalk and Sparrows Point compared to 99 in October 2016, an increase of 13%. There were 94 current contracts pending sale this October compared to 72 a year ago. The number of current contracts is 31% 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 Dundalk and Sparrows Point was 96.8% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 38, an increase of 16%.