

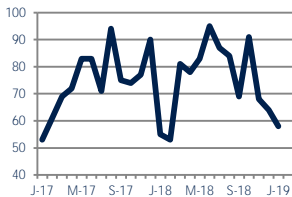
## Focus On: Dundalk and Sparrows Point Housing Market

January 2019

Zip Code(s): 21222, 21219 and 21052

### Units Sold

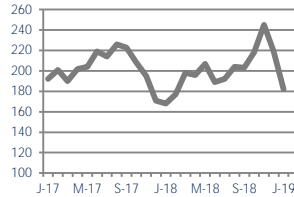
58



Up 5%  
Vs. Year Ago

### Active Inventory

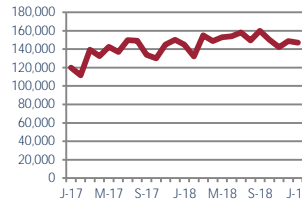
182



Up 8%  
Vs. Year Ago

### Median Sale Price

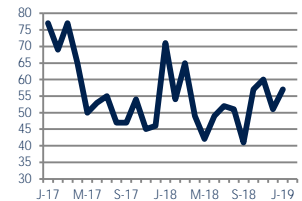
\$147,000



Up 1%  
Vs. Year Ago

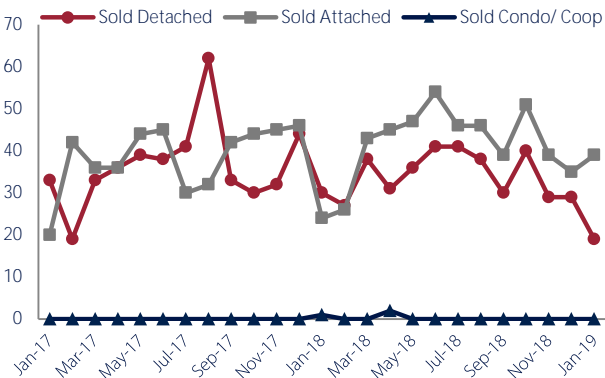
### Days On Market

57



Down -20%  
Vs. Year Ago

### Units Sold\*



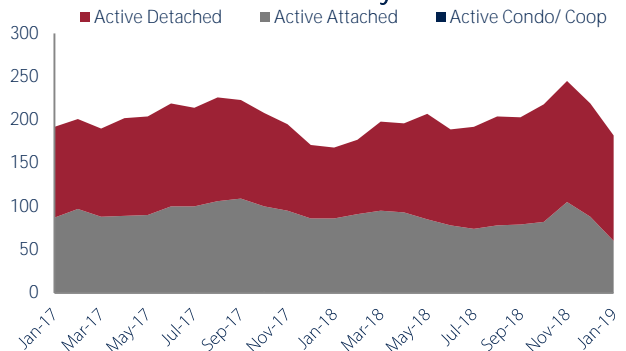
### Units Sold

There was a decrease in total units sold in January, with 58 sold this month in Dundalk and Sparrows Point versus 64 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 5% versus January 2018.

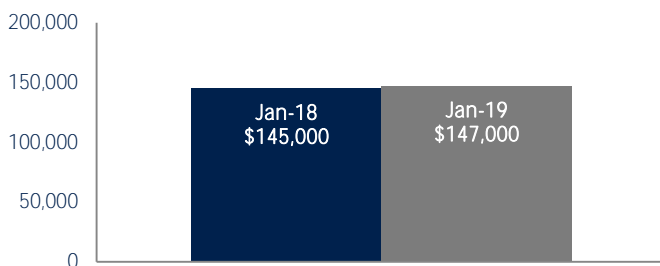
### Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 8%. The total number of active inventory this January was 182 compared to 168 in January 2018. This month's total of 182 is lower than the previous month's total supply of available inventory of 219, a decrease of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Dundalk and Sparrows Point Homes was \$145,000. This January, the median sale price was \$147,000, an increase of 1% or \$2,000 compared to last year. The current median sold price is 1% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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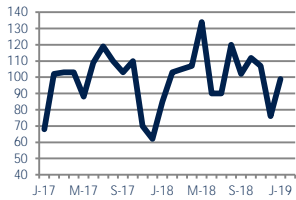
## Focus On: Dundalk and Sparrows Point Housing Market

January 2019

Zip Code(s): 21222, 21219 and 21052

### New Listings

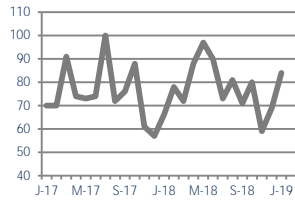
99



Up 16%  
Vs. Year Ago

### Current Contracts

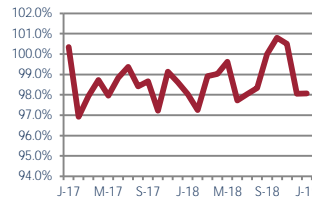
84



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

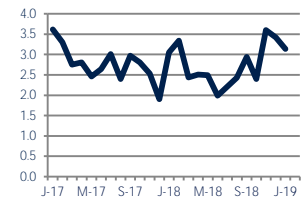
98.1%



No Change  
Vs. Year Ago

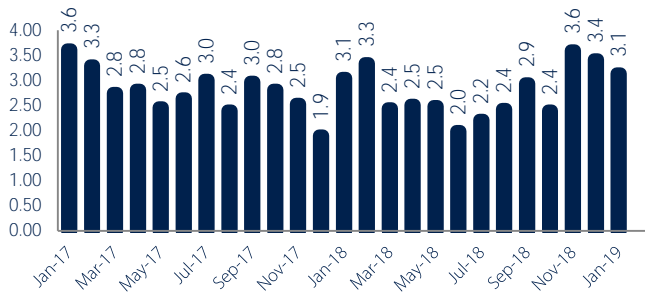
### Months of Supply

3.1



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

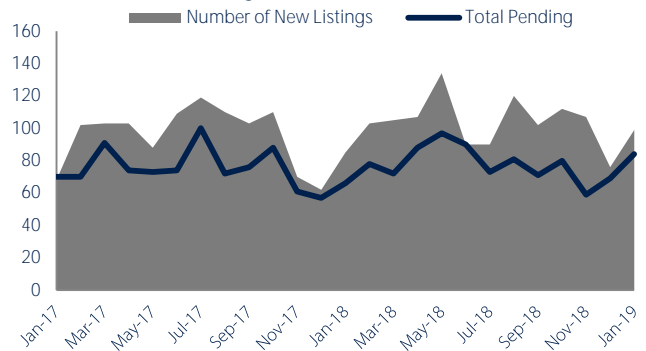
In January, there was 3.1 months of supply available in Dundalk and Sparrows Point. The amount of supply is similar compared to a year ago.

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.

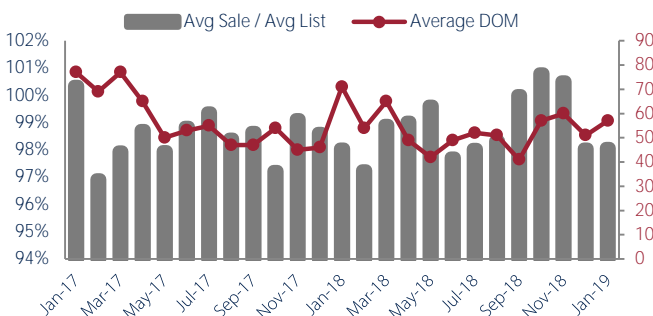
### New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Dundalk and Sparrows Point compared to 85 in January 2018, an increase of 16%. There were 84 current contracts pending sale this January compared to 66 a year ago. The number of current contracts is 27% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Dundalk and Sparrows Point was 98.1% 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 57, lower than the average last year, which was 71, a decrease of 20%.



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