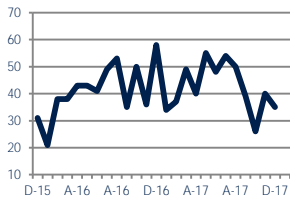




Zip Code(s): 21075

Units Sold

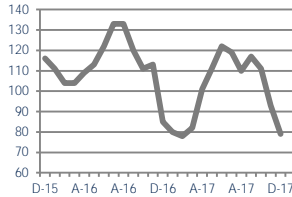
35



Down
Vs. Year Ago

Active Inventory

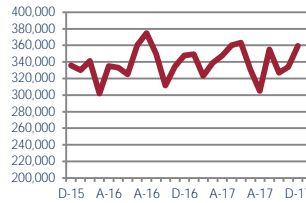
79



Down -7%
Vs. Year Ago

Median Sale Price

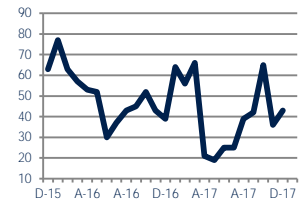
\$359,250



Up 3%
Vs. Year Ago

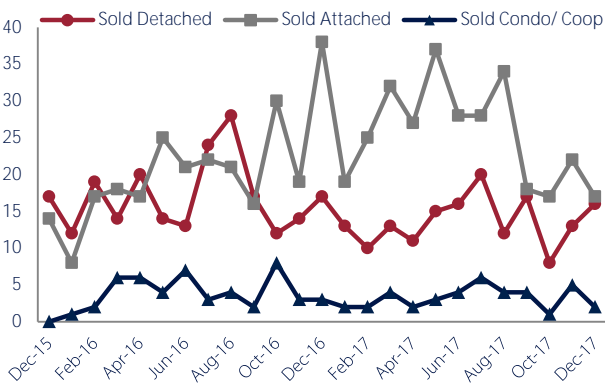
Days On Market

43



Up 10%
Vs. Year Ago

Units Sold*



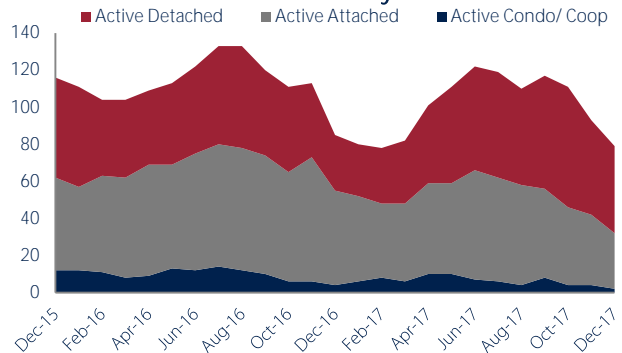
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 35 sold this month in Elkridge. This month's total units sold was lower than at this time last year, a decrease from December 2016.

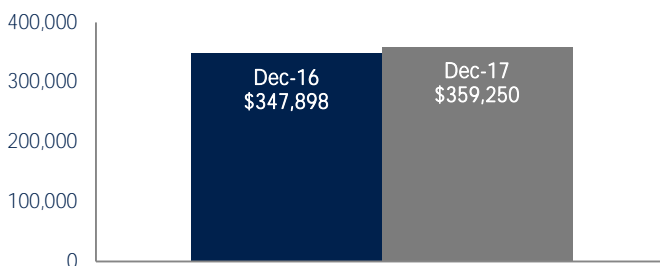
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 7%. The total number of active inventory this December was 79 compared to 85 in December 2016. This month's total of 79 is lower than the previous month's total supply of available inventory of 93, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Elkridge Homes was \$347,898. This December, the median sale price was \$359,250, an increase of 3% or \$11,352 compared to last year. The current median sold price is 8% higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Elkridge are defined as properties listed in zip code/s 21075.

*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.





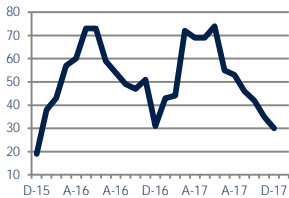
Focus On: Elkridge Housing Market

December 2017

Zip Code(s): 21075

New Listings

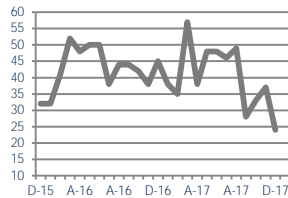
30



Down -3%
Vs. Year Ago

Current Contracts

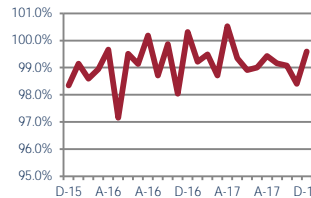
24



Down -47%
Vs. Year Ago

Sold Vs. List Price

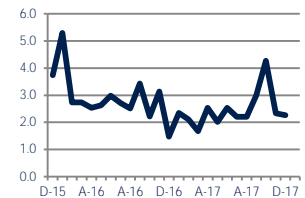
99.6%



Down -0.7%
Vs. Year Ago

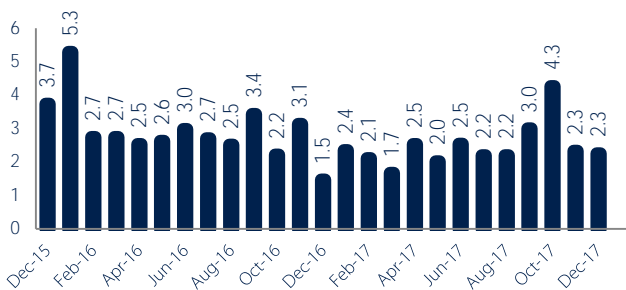
Months of Supply

2.3



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

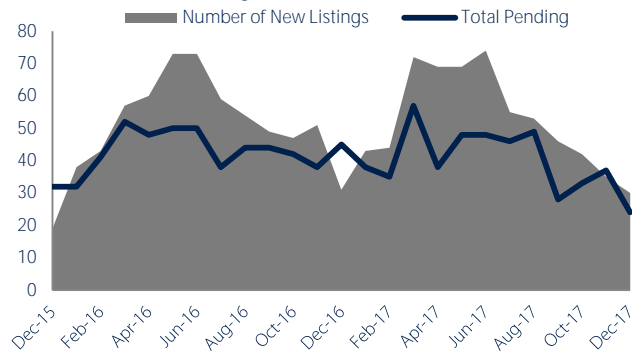
In December, there was 2.3 months of supply available in Elkridge, compared to 1.5 in December 2016. That is an increase of 54% versus a year ago.

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.

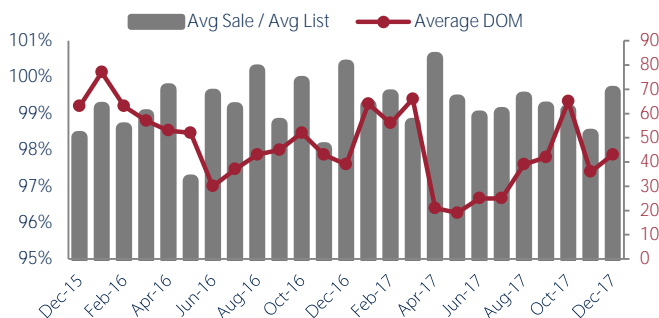
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Elkridge compared to 31 in December 2016, a decrease of 3%. There were 24 current contracts pending sale this December compared to 45 a year ago. The number of current contracts is 47% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Elkridge was 99.6% of the average list price, which is 0.7% lower 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 39, an increase of 10%.



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