

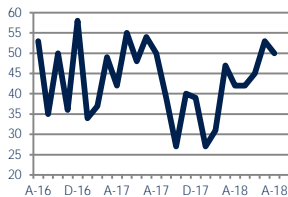
## Focus On: Elkridge Housing Market

August 2018

Zip Code(s): 21075

### Units Sold

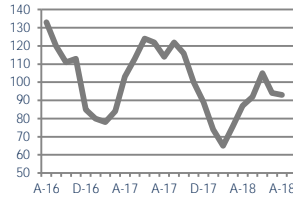
50



No Change  
Vs. Year Ago

### Active Inventory

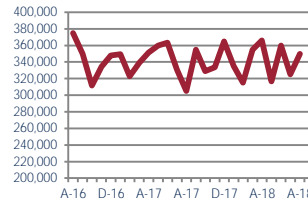
93



Down -18%  
Vs. Year Ago

### Median Sale Price

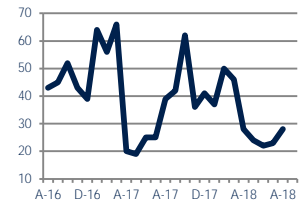
\$350,000



Up 15%  
Vs. Year Ago

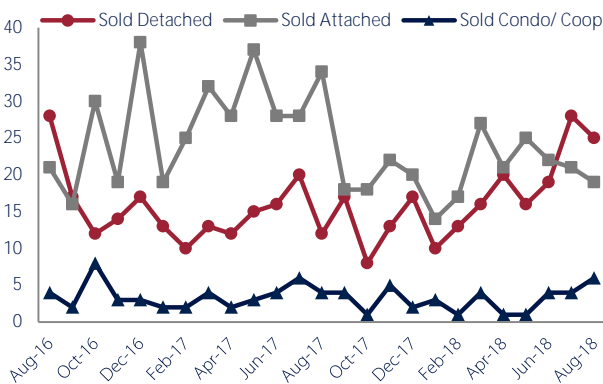
### Days On Market

28



Down -28%  
Vs. Year Ago

### Units Sold\*



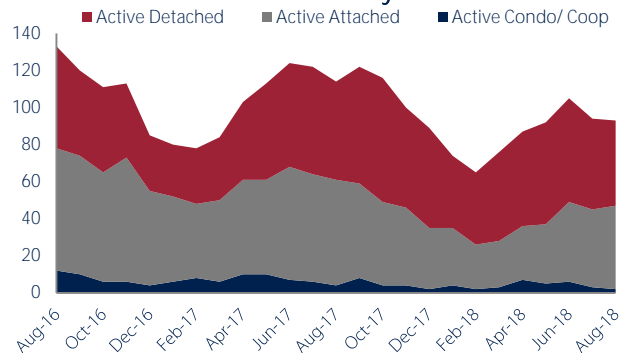
### Units Sold

There was a decrease in total units sold in August, with 50 sold this month in Elkridge, a decrease of 6%. This month's total units sold is similar compared to a year ago.

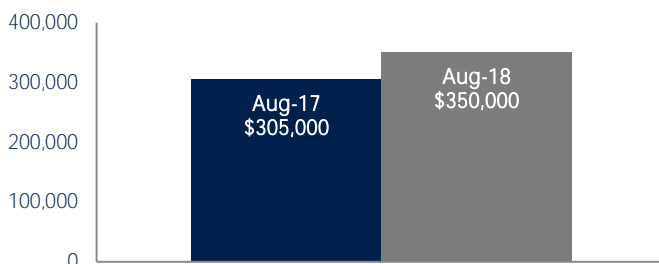
### Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 18%. The total number of active inventory this August was 93 compared to 114 in August 2017. This month's total of 93 is lower than the previous month's total supply of available inventory of 94, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Elkridge Homes was \$305,000. This August, the median sale price was \$350,000, an increase of 15% or \$45,000 compared to last year. The current median sold price is 8% higher than in July.

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.



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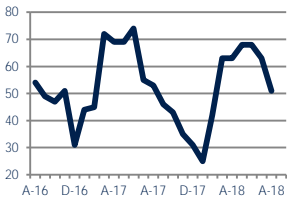
## Focus On: Elkridge Housing Market

August 2018

Zip Code(s): 21075

### New Listings

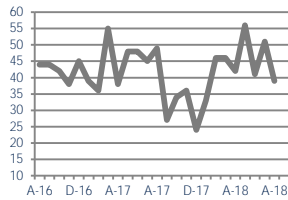
51



Down -4%  
Vs. Year Ago

### Current Contracts

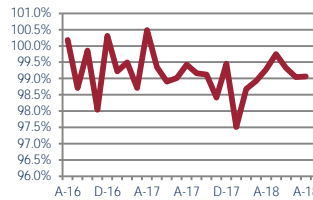
39



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

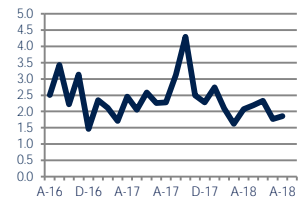
99.1%



No Change  
Vs. Year Ago

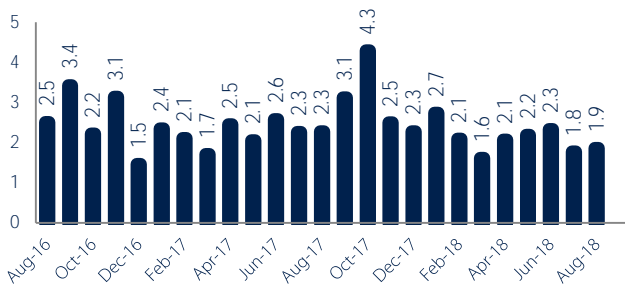
### Months of Supply

1.9



Down -18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

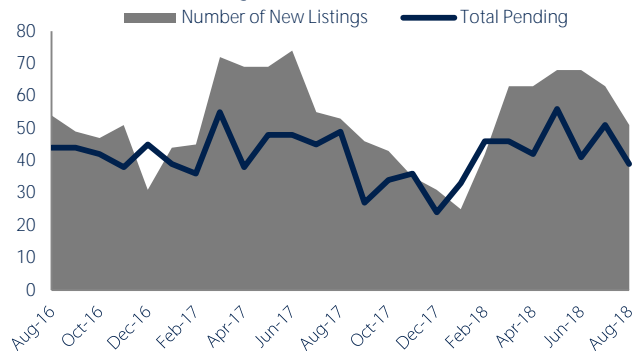
In August, there was 1.9 months of supply available in Elkridge, compared to 2.3 in August 2017. That is a decrease of 18% versus a year ago.

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.

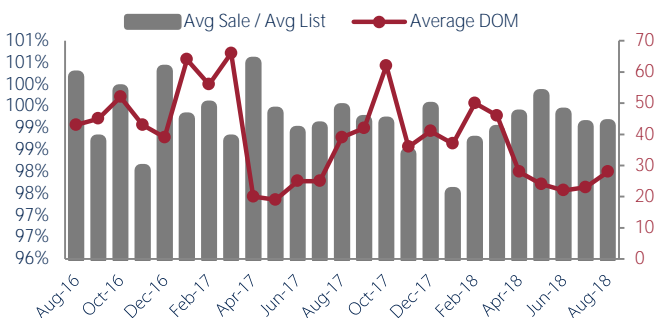
### New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Elkridge compared to 53 in August 2017, a decrease of 4%. There were 39 current contracts pending sale this August compared to 49 a year ago. The number of current contracts is 20% lower than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Elkridge was 99.1% 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 28, lower than the average last year, which was 39, a decrease of 28%.



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