



The Long & Foster Market Minute™

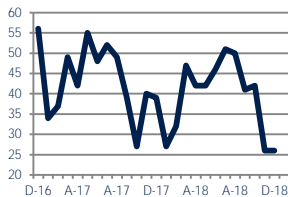
Focus On: **Elkridge Housing Market**

December 2018

Zip Code(s): 21075

Units Sold

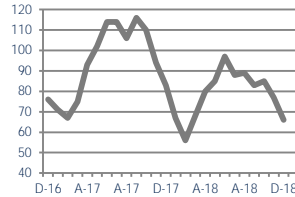
26



Down -33%
Vs. Year Ago

Active Inventory

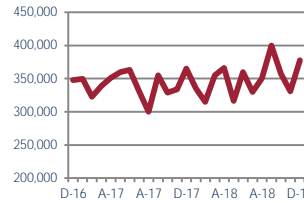
66



Down -20%
Vs. Year Ago

Median Sale Price

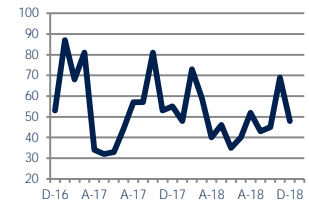
\$377,450



Up 3%
Vs. Year Ago

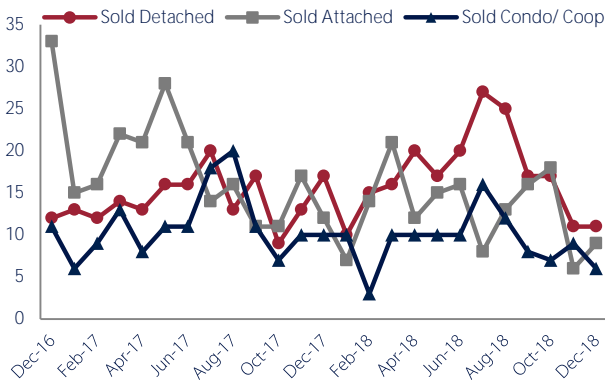
Days On Market

48



Down -13%
Vs. Year Ago

Units Sold*



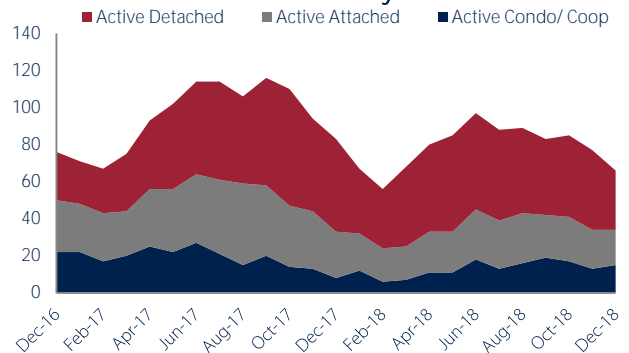
Units Sold

The number of units sold remained stable in December, with 26 sold this month in Elkridge. This month's total units sold was lower than at this time last year, a decrease of 33% versus December 2017.

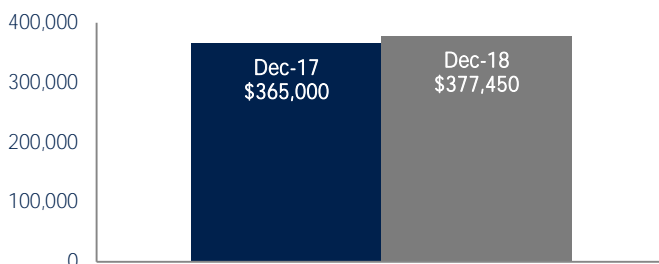
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 20%. The total number of active inventory this December was 66 compared to 83 in December 2017. This month's total of 66 is lower than the previous month's total supply of available inventory of 77, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Elkridge Homes was \$365,000. This December, the median sale price was \$377,450, an increase of 3% or \$12,450 compared to last year. The current median sold price is 14% 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 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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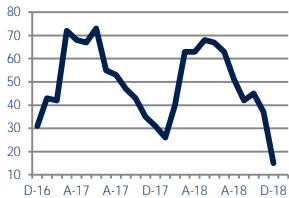
Focus On: Elkridge Housing Market

December 2018

Zip Code(s): 21075

New Listings

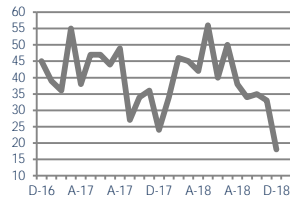
15



Down -52%
Vs. Year Ago

Current Contracts

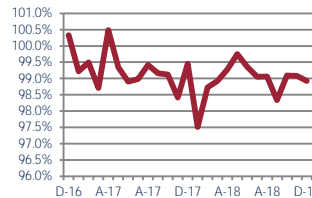
18



Down -25%
Vs. Year Ago

Sold Vs. List Price

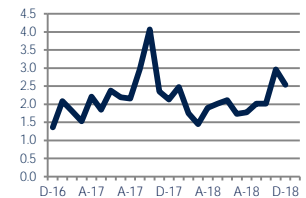
98.9%



Down -0.5%
Vs. Year Ago

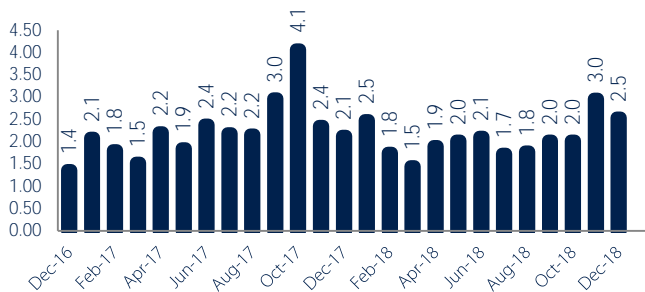
Months of Supply

2.5



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

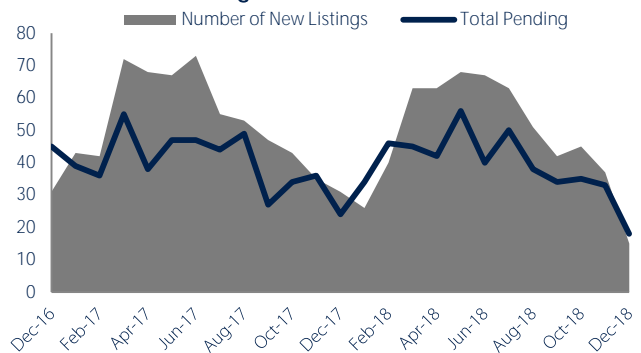
In December, there was 2.5 months of supply available in Elkridge, compared to 2.1 in December 2017. That is an increase of 19% versus a year ago.

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.

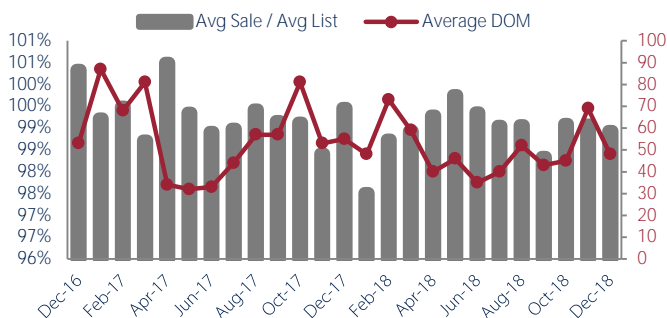
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in Elkridge compared to 31 in December 2017, a decrease of 52%. There were 18 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 25% 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 98.9% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 55, a decrease of 13%.



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