

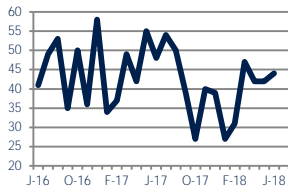


Focus On: Elkridge Housing Market

June 2018

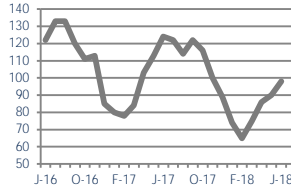
Zip Code(s): 21075

Units Sold
44



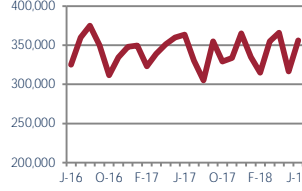
Down -8%
Vs. Year Ago

Active Inventory
98



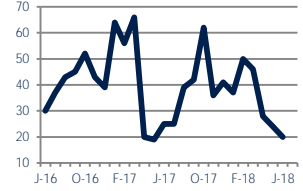
Down -21%
Vs. Year Ago

Median Sale Price
\$356,250



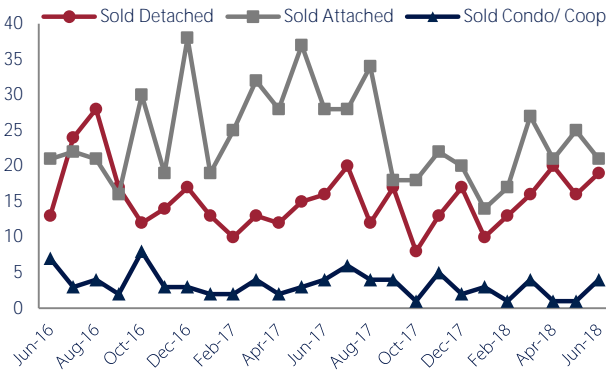
Down -2%
Vs. Year Ago

Days On Market
20



Down -20%
Vs. Year Ago

Units Sold*



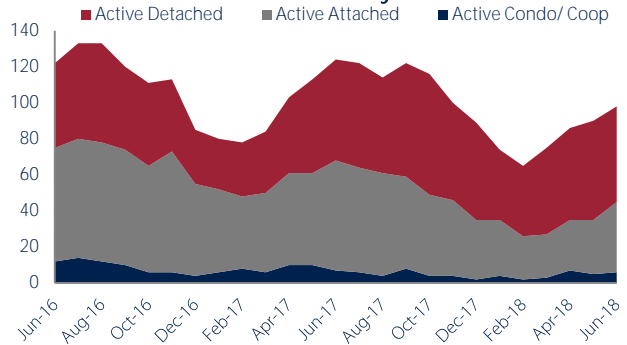
Units Sold

There was an increase in total units sold in June, with 44 sold this month in Elkridge versus 42 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2017.

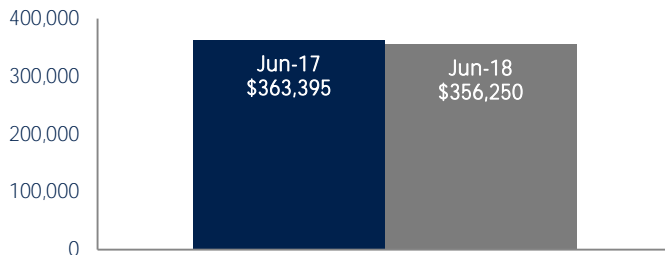
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 21%. The total number of active inventory this June was 98 compared to 124 in June 2017. This month's total of 98 is higher than the previous month's total supply of available inventory of 90, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Elkridge Homes was \$363,395. This June, the median sale price was \$356,250, a decrease of 2% or \$7,145 compared to last year. The current median sold price is 13% higher than in May.

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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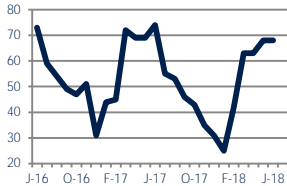
Focus On: Elkridge Housing Market

June 2018

Zip Code(s): 21075

New Listings

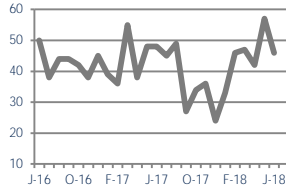
68



Down -8%
Vs. Year Ago

Current Contracts

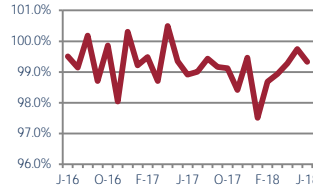
46



Down -4%
Vs. Year Ago

Sold Vs. List Price

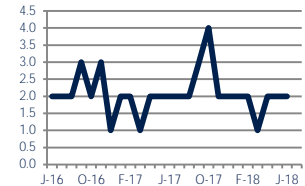
99.3%



No Change
Vs. Year Ago

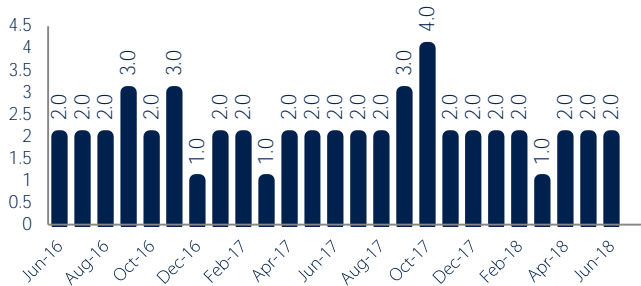
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

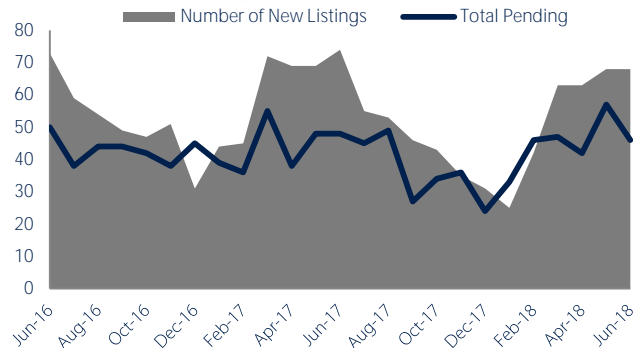
In June, there was 2.2 months of supply available in Elkridge, compared to 2.6 in June 2017. That is a decrease of 14% versus a year ago.

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.

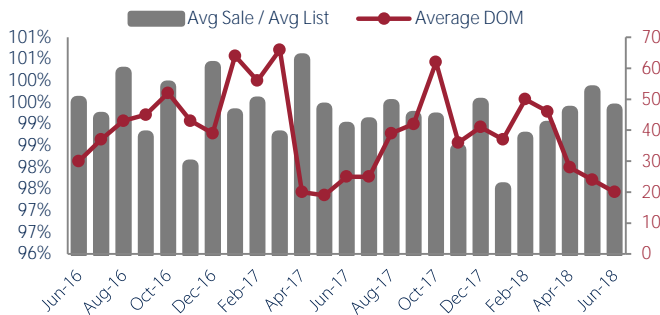
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Elkridge compared to 74 in June 2017, a decrease of 8%. There were 46 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Elkridge was 99.3% 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 20, lower than the average last year, which was 25, a decrease of 20%.



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