



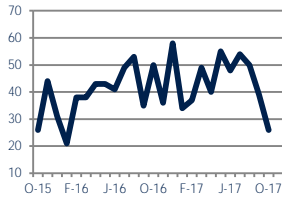
Focus On: Elkridge Housing Market

October 2017

Zip Code(s): 21075

Units Sold

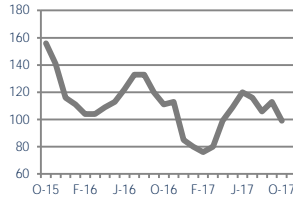
26



Down
Vs. Year Ago

Active Inventory

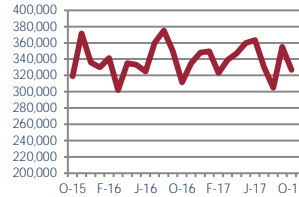
99



Down -11%
Vs. Year Ago

Median Sale Price

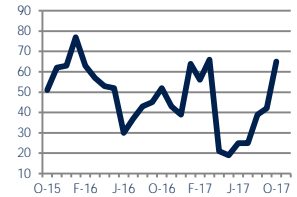
\$327,000



Up 5%
Vs. Year Ago

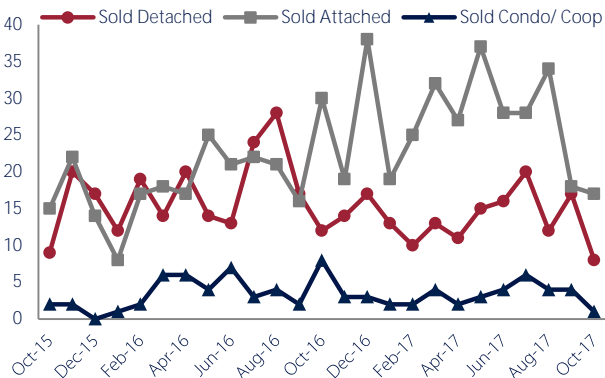
Days On Market

65



Up 25%
Vs. Year Ago

Units Sold*



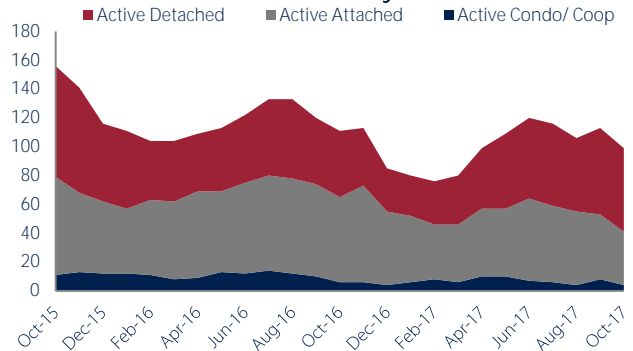
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 26 sold this month in Elkridge. This month's total units sold was lower than at this time last year, a decrease from October 2016.

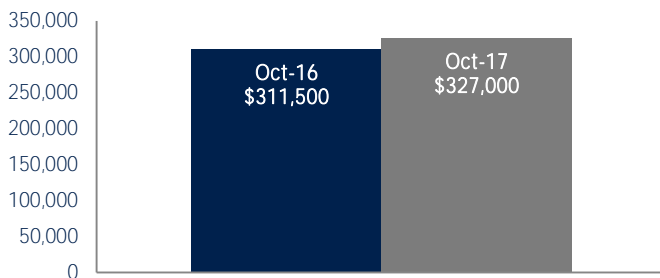
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 11%. The total number of active inventory this October was 99 compared to 111 in October 2016. This month's total of 99 is lower than the previous month's total supply of available inventory of 113, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Elkridge Homes was \$311,500. This October, the median sale price was \$327,000, an increase of 5% or \$15,500 compared to last year. The current median sold price is 8% lower than in September.

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



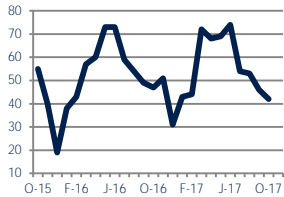
Focus On: Elkridge Housing Market

October 2017

Zip Code(s): 21075

New Listings

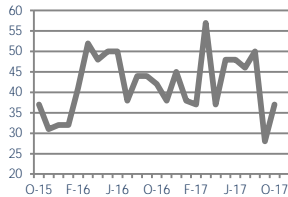
42



Down -11%
Vs. Year Ago

Current Contracts

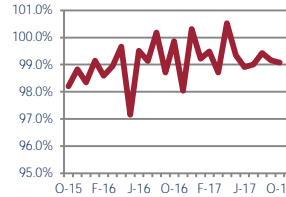
37



Down -12%
Vs. Year Ago

Sold Vs. List Price

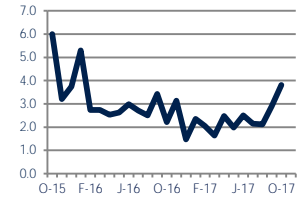
99.1%



Down -0.8%
Vs. Year Ago

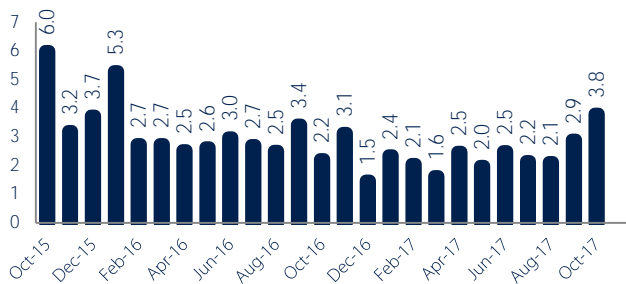
Months of Supply

3.8



Up 72%
Vs. Year Ago

Months Of Supply



Months of Supply

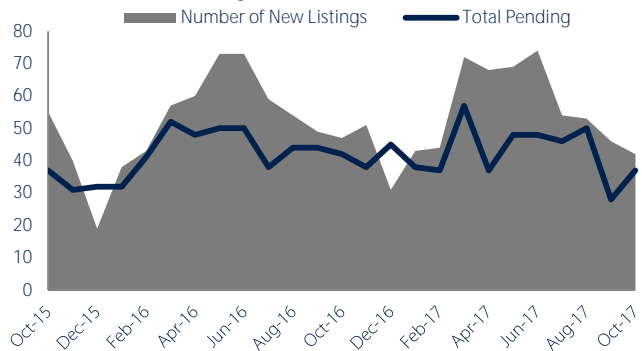
In October, there was 3.8 months of supply available in Elkridge, compared to 2.2 in October 2016. That is an increase of 72% versus a year ago.

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.

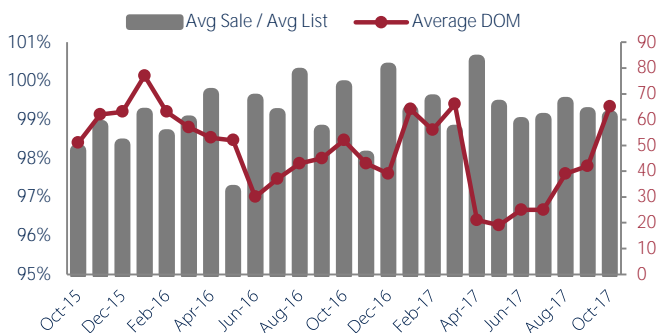
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Elkridge compared to 47 in October 2016, a decrease of 11%. There were 37 current contracts pending sale this October compared to 42 a year ago. The number of current contracts is 12% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Elkridge was 99.1% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 52, an increase of 25%.