



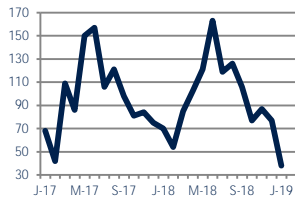
Focus On: Ellicott City Housing Market

January 2019

Zip Code(s): 21042 and 21043

Units Sold

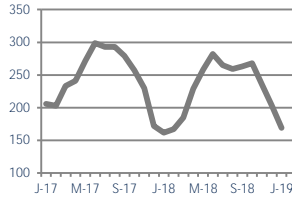
38



Down
Vs. Year Ago

Active Inventory

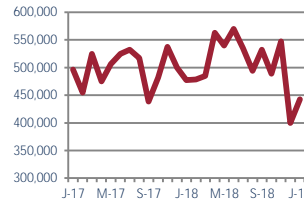
169



Up 4%
Vs. Year Ago

Median Sale Price

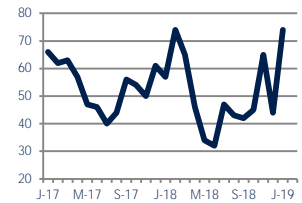
\$442,750



Down -7%
Vs. Year Ago

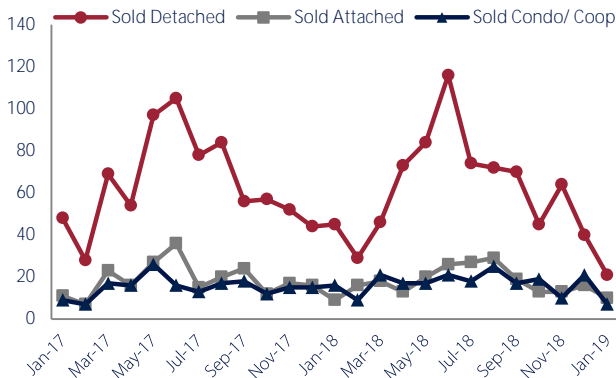
Days On Market

74



Up 30%
Vs. Year Ago

Units Sold*



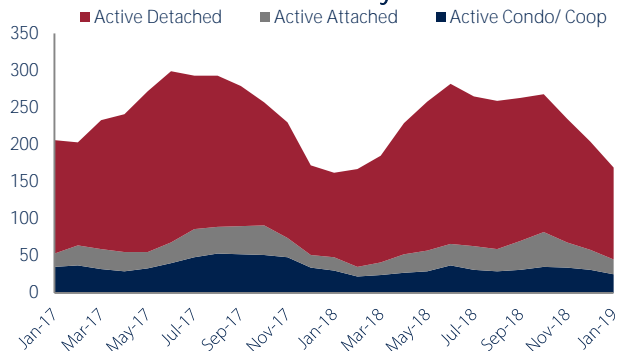
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 38 sold this month in Ellicott City. This month's total units sold was lower than at this time last year, a decrease from January 2018.

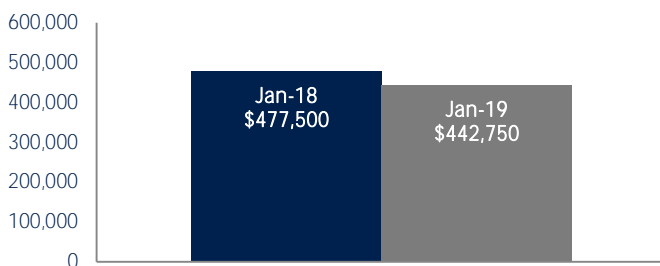
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 4%. The total number of active inventory this January was 169 compared to 162 in January 2018. This month's total of 169 is lower than the previous month's total supply of available inventory of 204, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Ellicott City Homes was \$477,500. This January, the median sale price was \$442,750, a decrease of 7% or \$34,750 compared to last year. The current median sold price is 11% higher than in December.

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

Ellicott City are defined as properties listed in zip code/s 21042 and 21043.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





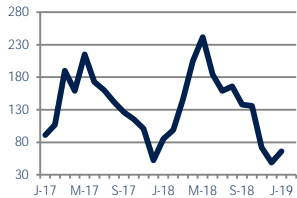
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January 2019

Zip Code(s): 21042 and 21043

New Listings

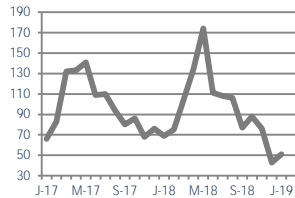
66



Down -22%
Vs. Year Ago

Current Contracts

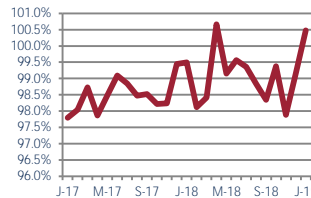
51



Down -26%
Vs. Year Ago

Sold Vs. List Price

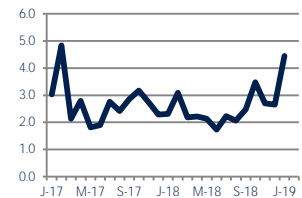
100.5%



Up 1%
Vs. Year Ago

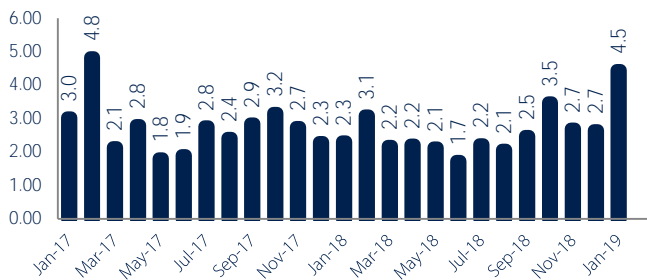
Months of Supply

4.5



Up 93%
Vs. Year Ago

Months Of Supply



Months of Supply

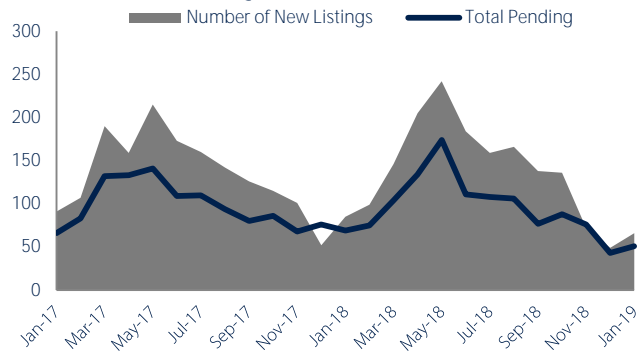
In January, there was 4.4 months of supply available in Ellicott City, compared to 2.3 in January 2018. That is an increase of 92% versus a year ago.

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.

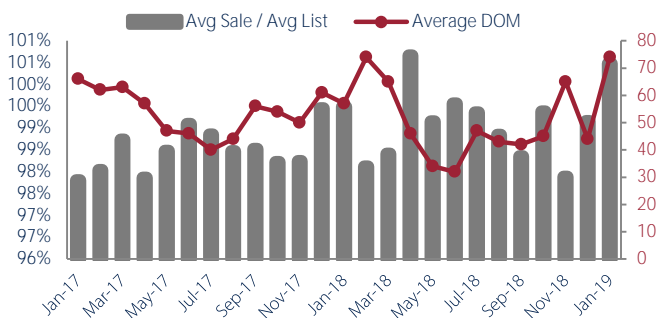
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Ellicott City compared to 85 in January 2018, a decrease of 22%. There were 51 current contracts pending sale this January compared to 69 a year ago. The number of current contracts is 26% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Ellicott City was 100.5% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 57, an increase of 30%.



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