

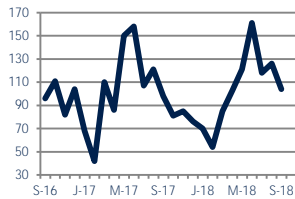
Focus On: Ellicott City Housing Market

September 2018

Zip Code(s): 21042 and 21043

Units Sold

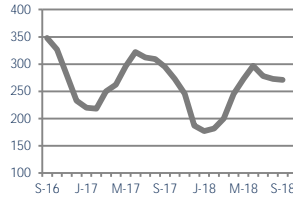
104



Up 6%
Vs. Year Ago

Active Inventory

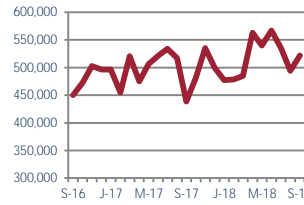
271



Down -8%
Vs. Year Ago

Median Sale Price

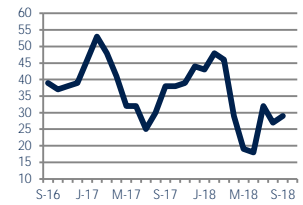
\$521,750



Up 19%
Vs. Year Ago

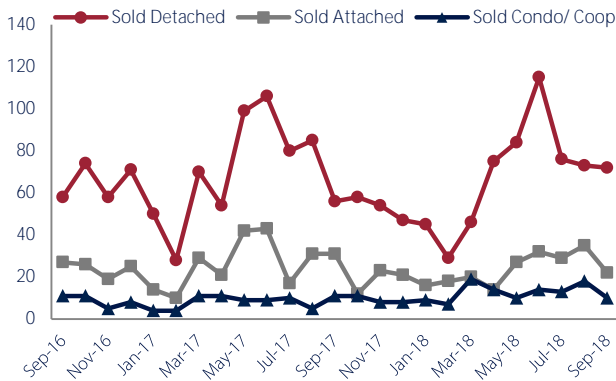
Days On Market

29



Down -24%
Vs. Year Ago

Units Sold*



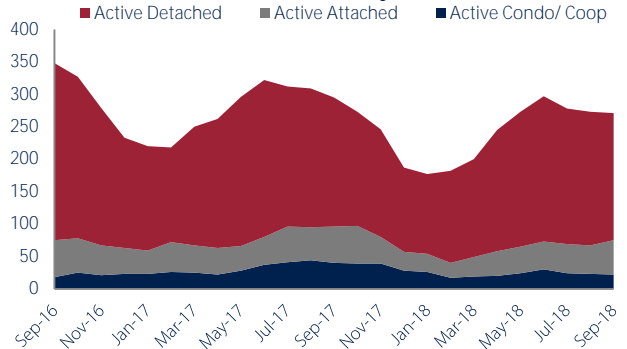
Units Sold

There was a decrease in total units sold in September, with 104 sold this month in Ellicott City versus 126 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 6% versus September 2017.

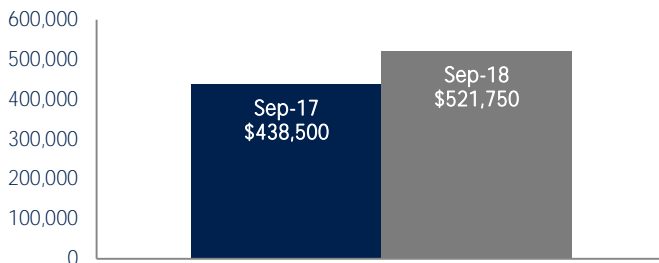
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 8%. The total number of active inventory this September was 271 compared to 295 in September 2017. This month's total of 271 is lower than the previous month's total supply of available inventory of 273, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Ellicott City Homes was \$438,500. This September, the median sale price was \$521,750, an increase of 19% or \$83,250 compared to last year. The current median sold price is 6% higher than in August.

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 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.



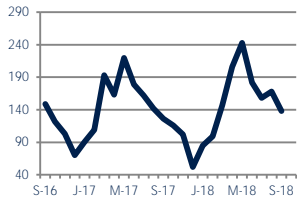
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September 2018

Zip Code(s): 21042 and 21043

New Listings

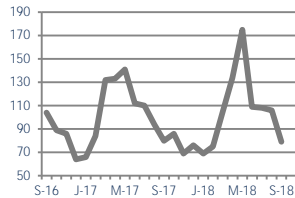
138



Up 10%
Vs. Year Ago

Current Contracts

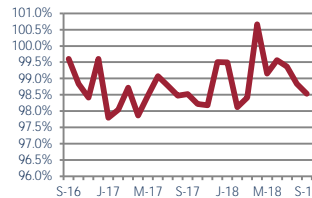
79



Down -1%
Vs. Year Ago

Sold Vs. List Price

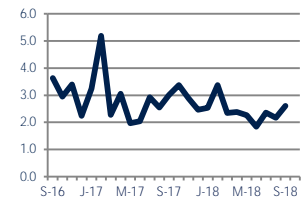
98.5%



No Change
Vs. Year Ago

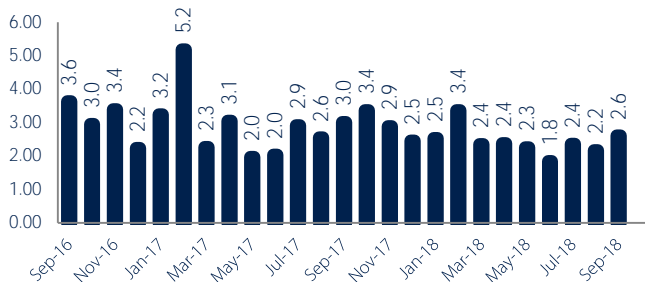
Months of Supply

2.6



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

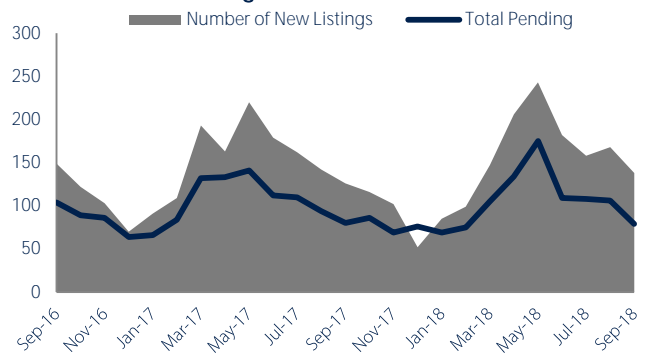
In September, there was 2.6 months of supply available in Ellicott City, compared to 3.0 in September 2017. That is a decrease of 13% versus a year ago.

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.

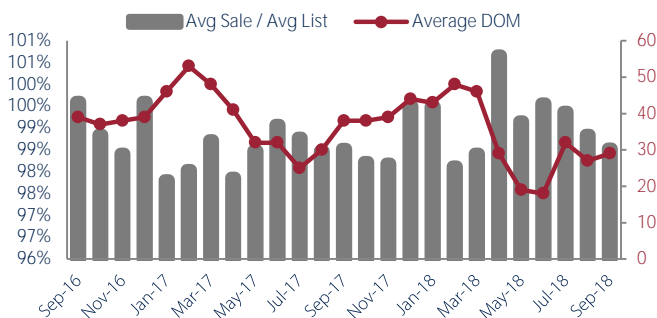
New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Ellicott City compared to 126 in September 2017, an increase of 10%. There were 79 current contracts pending sale this September compared to 80 a year ago. The number of current contracts is 1% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ellicott City was 98.5% 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 29, lower than the average last year, which was 38, a decrease of 24%.



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