

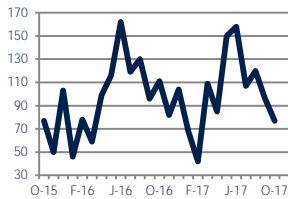
Focus On: Ellicott City Housing Market

October 2017

Zip Code(s): 21042 and 21043

Units Sold

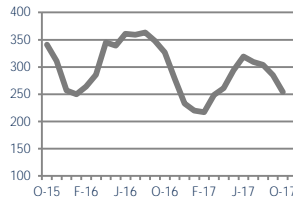
77



Down -31%
Vs. Year Ago

Active Inventory

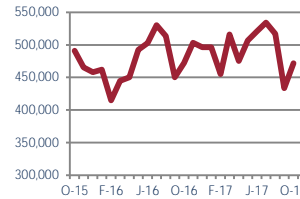
254



Down -22%
Vs. Year Ago

Median Sale Price

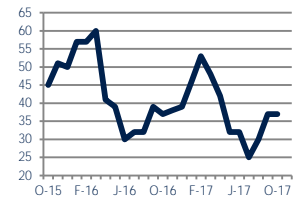
\$472,000



No Change
Vs. Year Ago

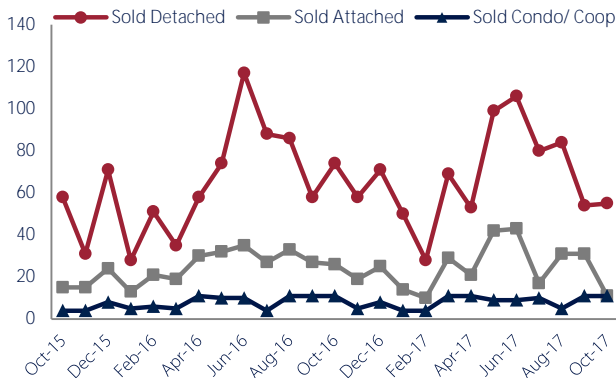
Days On Market

37



No Change
Vs. Year Ago

Units Sold*



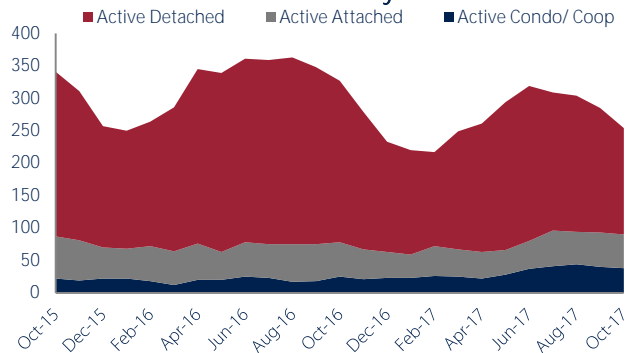
Units Sold

There was a decrease in total units sold in October, with 77 sold this month in Ellicott City versus 96 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 31% versus October 2016.

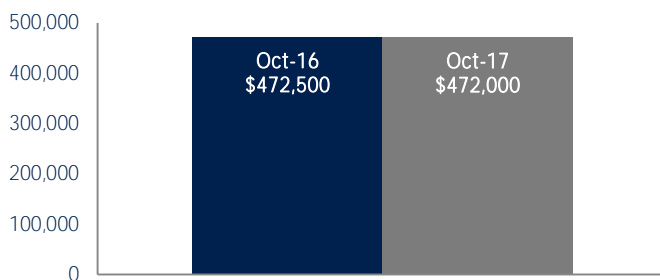
Active Inventory

Versus last year, the total number of homes available this month is lower by 73 units or 22%. The total number of active inventory this October was 254 compared to 327 in October 2016. This month's total of 254 is lower than the previous month's total supply of available inventory of 285, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Ellicott City Homes was \$472,500. This October, the median sale price was \$472,000, which is similar compared to a year ago. The current median sold price is 9% 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.



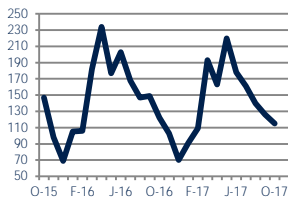
Focus On: Ellicott City Housing Market

October 2017

Zip Code(s): 21042 and 21043

New Listings

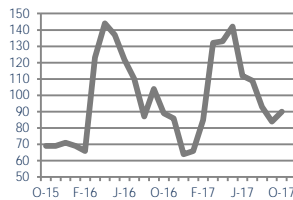
115



Down -6%
Vs. Year Ago

Current Contracts

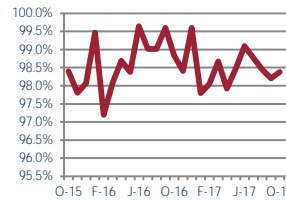
90



Up 1%
Vs. Year Ago

Sold Vs. List Price

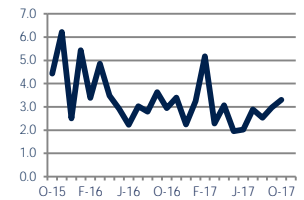
98.4%



No Change
Vs. Year Ago

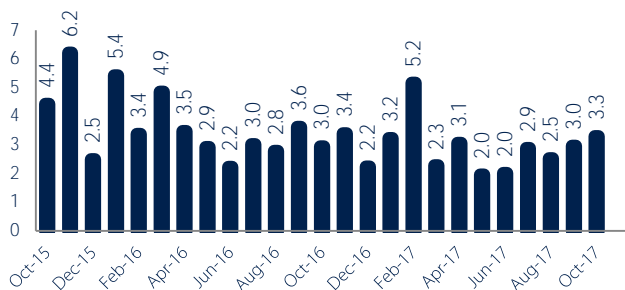
Months of Supply

3.3



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

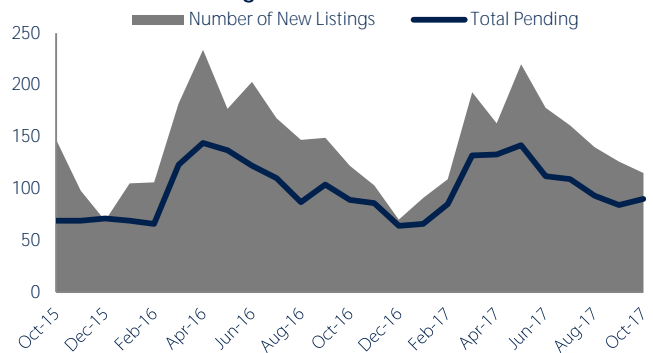
In October, there was 3.3 months of supply available in Ellicott City, compared to 2.9 in October 2016. That is an increase of 12% versus a year ago.

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.

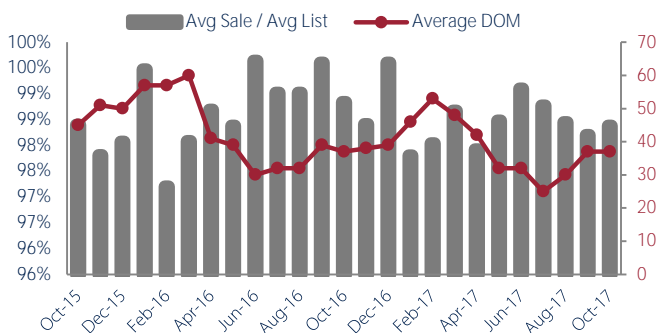
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Ellicott City compared to 122 in October 2016, a decrease of 6%. There were 90 current contracts pending sale this October compared to 89 a year ago. The number of current contracts is 1% higher 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 Ellicott City was 98.4% 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 37, which is similar compared to a year ago.