



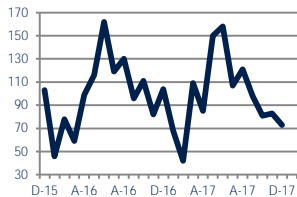
## Focus On: Ellicott City Housing Market

December 2017

Zip Code(s): 21042 and 21043

### Units Sold

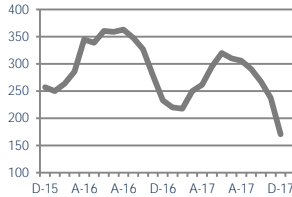
73



Down -30%  
Vs. Year Ago

### Active Inventory

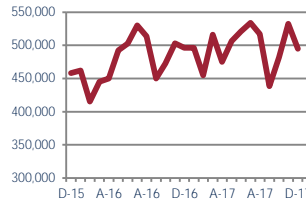
171



Down -27%  
Vs. Year Ago

### Median Sale Price

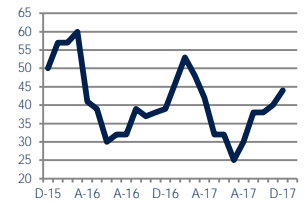
\$495,000



No Change  
Vs. Year Ago

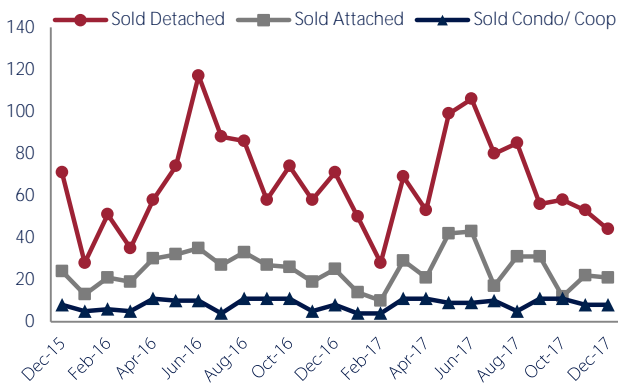
### Days On Market

44



Up 13%  
Vs. Year Ago

### Units Sold\*



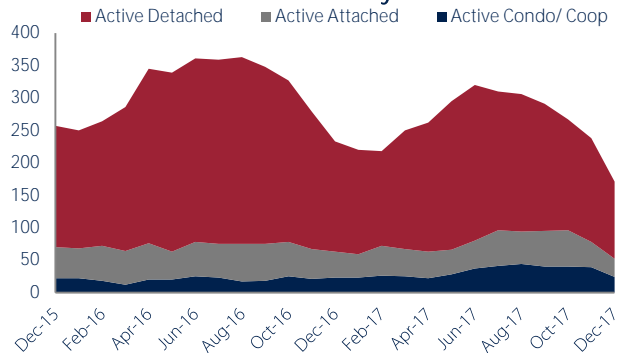
### Units Sold

There was a decrease in total units sold in December, with 73 sold this month in Ellicott City versus 83 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2016.

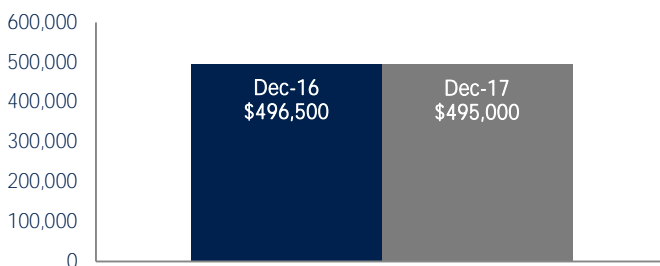
### Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 27%. The total number of active inventory this December was 171 compared to 233 in December 2016. This month's total of 171 is lower than the previous month's total supply of available inventory of 238, a decrease of 28%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Ellicott City Homes was \$496,500. This December, the median sale price was \$495,000, which is similar compared to a year ago. The current median sold price is 7% lower than in November.

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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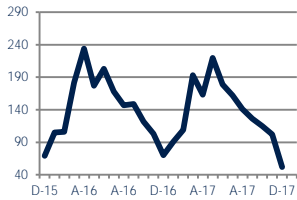
## Focus On: Ellicott City Housing Market

December 2017

Zip Code(s): 21042 and 21043

### New Listings

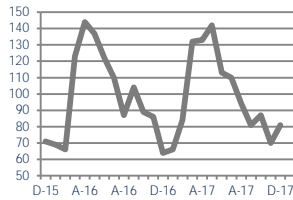
52



Down -26%  
Vs. Year Ago

### Current Contracts

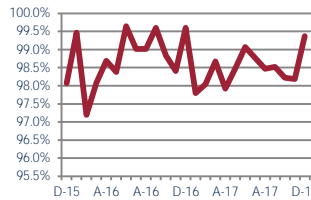
81



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

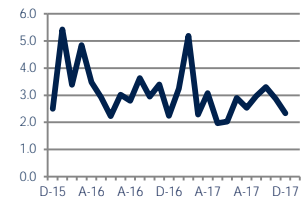
99.4%



No Change  
Vs. Year Ago

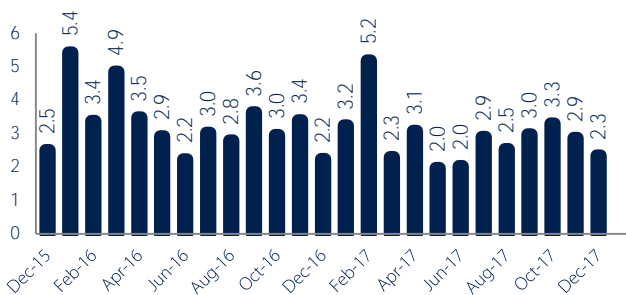
### Months of Supply

2.3



Up 4%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

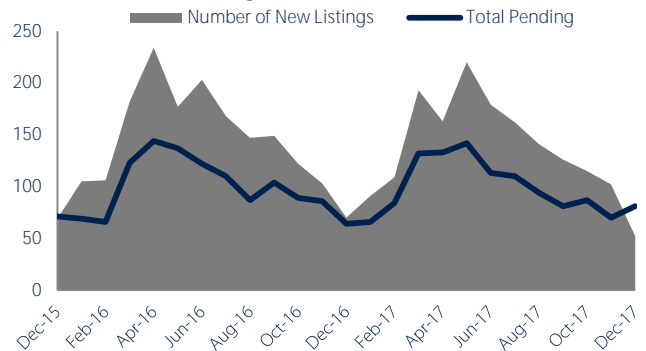
In December, there was 2.3 months of supply available in Ellicott City, compared to 2.2 in December 2016. That is an increase of 5% versus a year ago.

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.

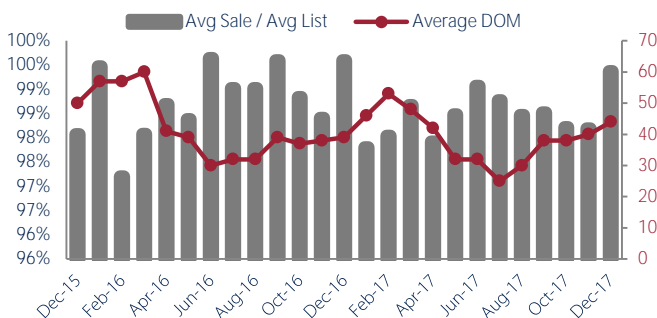
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Ellicott City compared to 70 in December 2016, a decrease of 26%. There were 81 current contracts pending sale this December compared to 64 a year ago. The number of current contracts is 27% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Ellicott City was 99.4% 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 44, higher than the average last year, which was 39, an increase of 13%.



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