

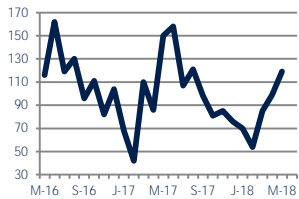
Focus On: Ellicott City Housing Market

May 2018

Zip Code(s): 21042 and 21043

Units Sold

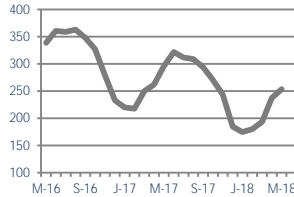
119



Down -21%
Vs. Year Ago

Active Inventory

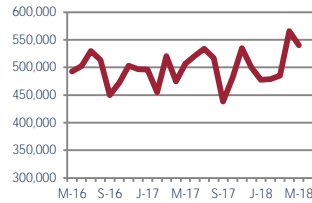
254



Down -14%
Vs. Year Ago

Median Sale Price

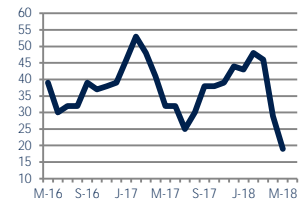
\$540,000



Up 7%
Vs. Year Ago

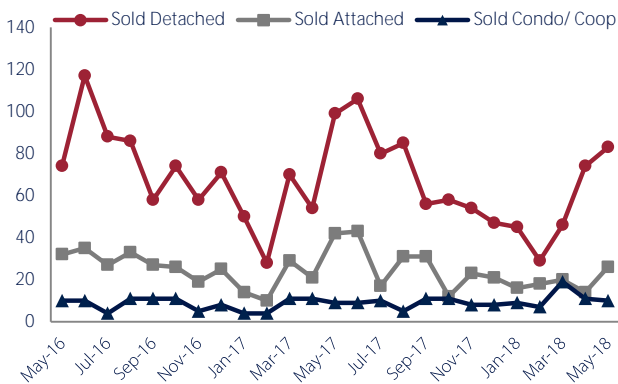
Days On Market

19



Down -41%
Vs. Year Ago

Units Sold*



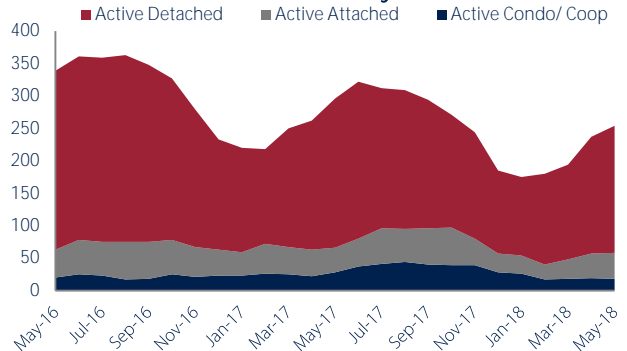
Units Sold

There was an increase in total units sold in May, with 119 sold this month in Ellicott City versus 99 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 21% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 14%. The total number of active inventory this May was 254 compared to 296 in May 2017. This month's total of 254 is higher than the previous month's total supply of available inventory of 237, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Ellicott City Homes was \$506,500. This May, the median sale price was \$540,000, an increase of 7% or \$33,500 compared to last year. The current median sold price is 5% lower than in April.

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.



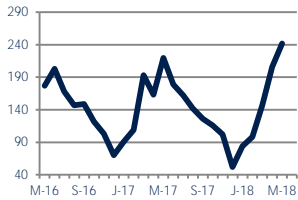
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May 2018

Zip Code(s): 21042 and 21043

New Listings

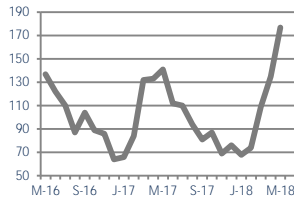
242



Up 10%
Vs. Year Ago

Current Contracts

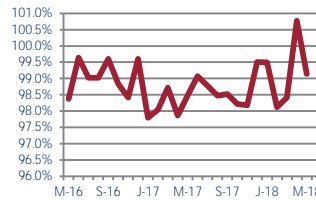
177



Up 26%
Vs. Year Ago

Sold Vs. List Price

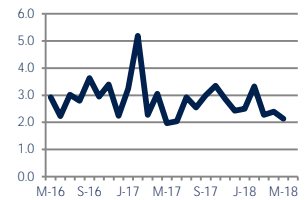
99.1%



Up 0.7%
Vs. Year Ago

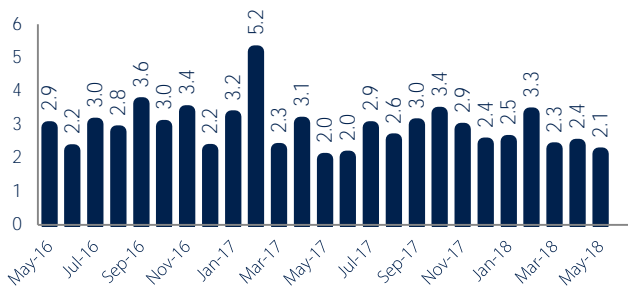
Months of Supply

2.1



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

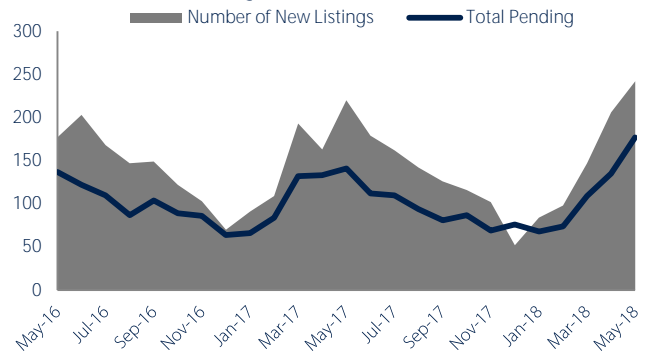
In May, there was 2.1 months of supply available in Ellicott City, compared to 2.0 in May 2017. That is an increase of 8% versus a year ago.

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.

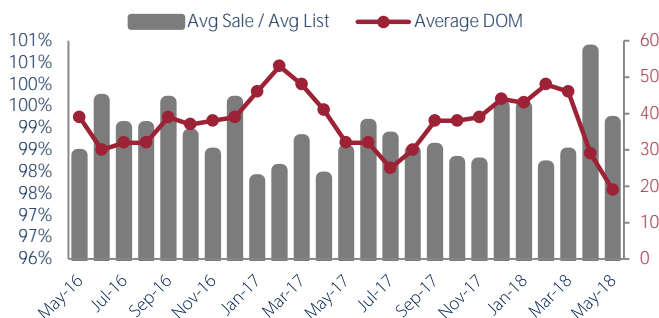
New Listings & Current Contracts

This month there were 242 homes newly listed for sale in Ellicott City compared to 220 in May 2017, an increase of 10%. There were 177 current contracts pending sale this May compared to 141 a year ago. The number of current contracts is 26% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Ellicott City was 99.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 32, a decrease of 41%.



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