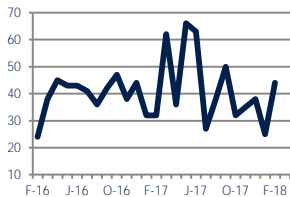




Zip Code(s): 21221

### Units Sold

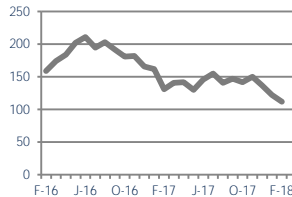
44



Up  
Vs. Year Ago

### Active Inventory

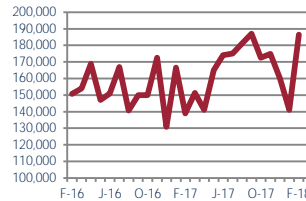
112



Down -15%  
Vs. Year Ago

### Median Sale Price

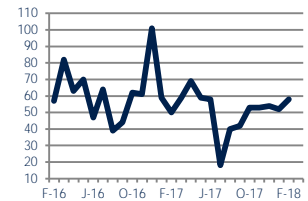
\$186,500



Up 34%  
Vs. Year Ago

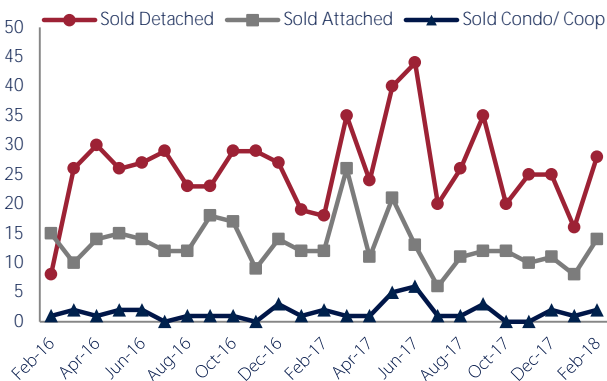
### Days On Market

58



Up 16%  
Vs. Year Ago

### Units Sold\*



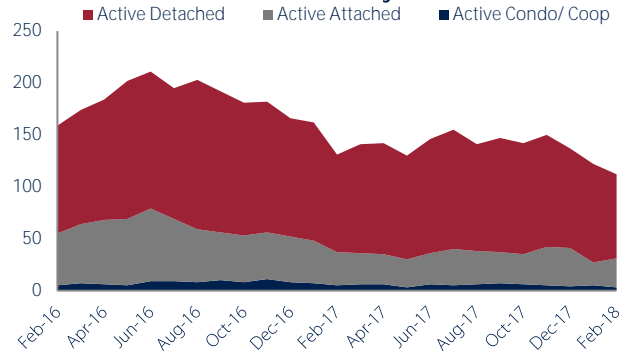
### Units Sold

There was an increase in total units sold in February, with 44 sold this month in Essex. This month's total units sold was higher than at this time last year.

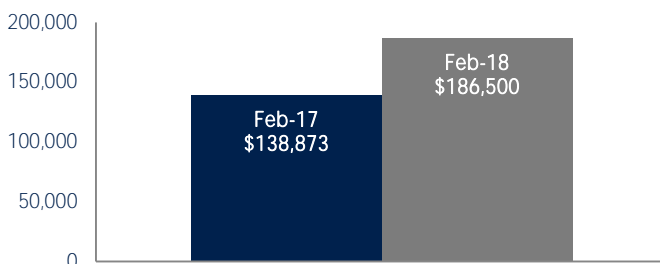
### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 15%. The total number of active inventory this February was 112 compared to 131 in February 2017. This month's total of 112 is lower than the previous month's total supply of available inventory of 122, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Essex Homes was \$138,873. This February, the median sale price was \$186,500, an increase of \$47,627 compared to last year. The current median sold price is higher than in January.

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

Essex are defined as properties listed in zip code/s 21221.

\*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.



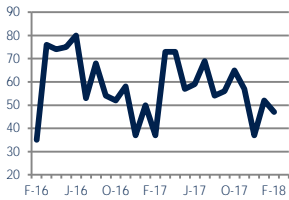
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21221

**New Listings**

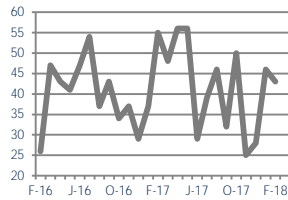
47



Up 27%  
Vs. Year Ago

**Current Contracts**

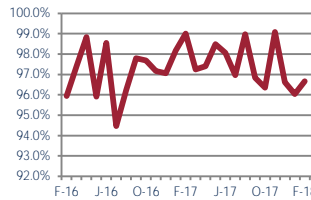
43



Down -22%  
Vs. Year Ago

**Sold Vs. List Price**

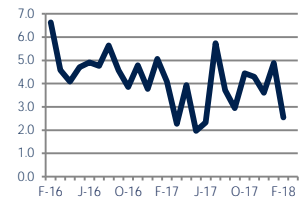
96.7%



Down -2.4%  
Vs. Year Ago

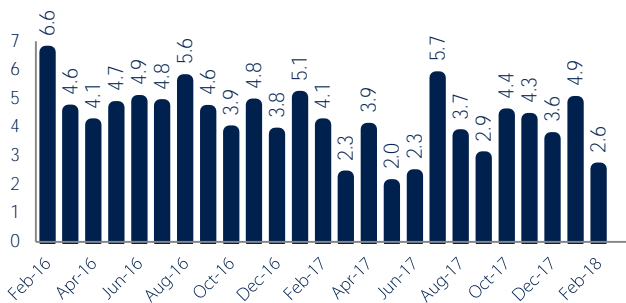
**Months of Supply**

2.6



Down -38%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

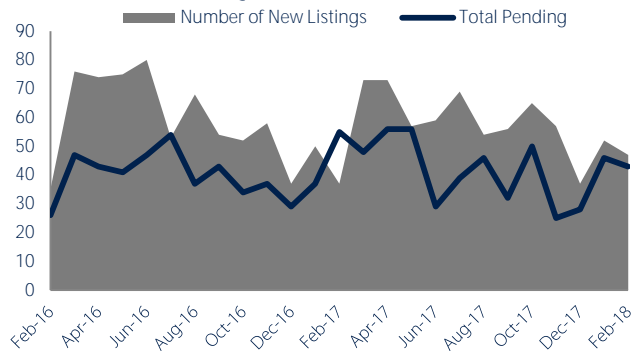
In February, there was 2.5 months of supply available in Essex, compared to 4.1 in February 2017. That is a decrease of 38% versus a year ago.

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.

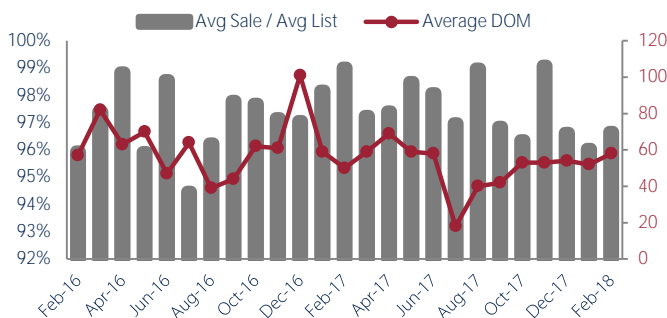
**New Listings & Current Contracts**

This month there were 47 homes newly listed for sale in Essex compared to 37 in February 2017, an increase of 27%. There were 43 current contracts pending sale this February compared to 55 a year ago. The number of current contracts is 22% lower than last February.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In February, the average sale price in Essex was 96.7% of the average list price, which is 2.4% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 58, higher than the average last year, which was 50, an increase of 16%.



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