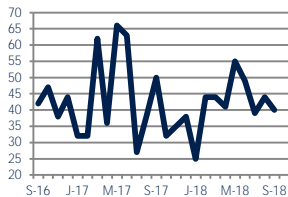




Zip Code(s): 21221

Units Sold

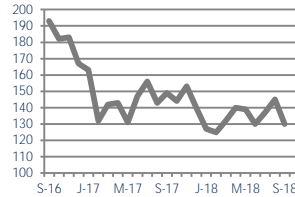
40



Down -20%
Vs. Year Ago

Active Inventory

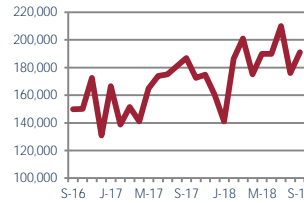
130



Down -13%
Vs. Year Ago

Median Sale Price

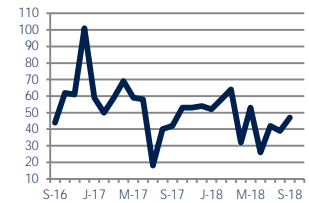
\$191,000



Up 2%
Vs. Year Ago

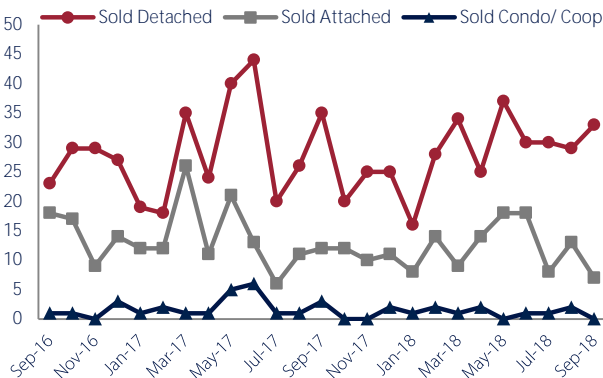
Days On Market

47



Up 12%
Vs. Year Ago

Units Sold*



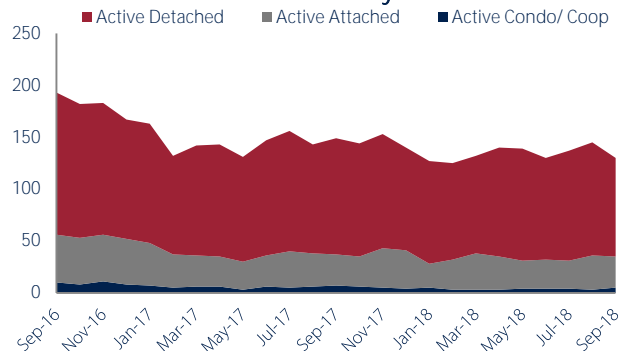
Units Sold

There was a decrease in total units sold in September, with 40 sold this month in Essex versus 44 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 20% versus September 2017.

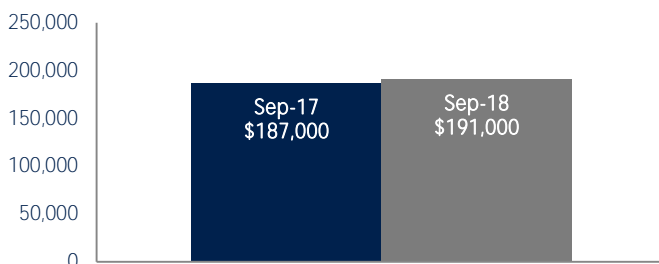
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 13%. The total number of active inventory this September was 130 compared to 149 in September 2017. This month's total of 130 is lower than the previous month's total supply of available inventory of 145, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Essex Homes was \$187,000. This September, the median sale price was \$191,000, an increase of 2% or \$4,000 compared to last year. The current median sold price is 9% 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.



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.





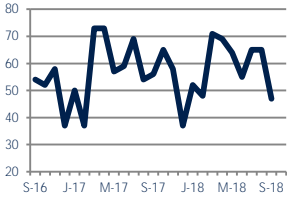
Focus On: Essex Housing Market

September 2018

Zip Code(s): 21221

New Listings

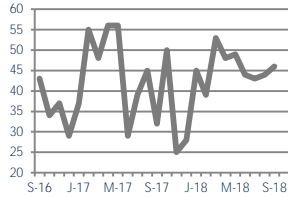
47



Down -16%
Vs. Year Ago

Current Contracts

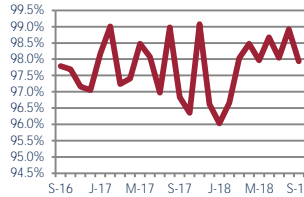
46



Up 44%
Vs. Year Ago

Sold Vs. List Price

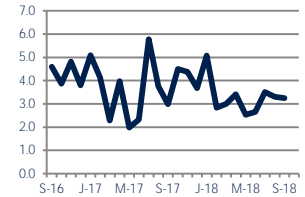
97.9%



Up 1.1%
Vs. Year Ago

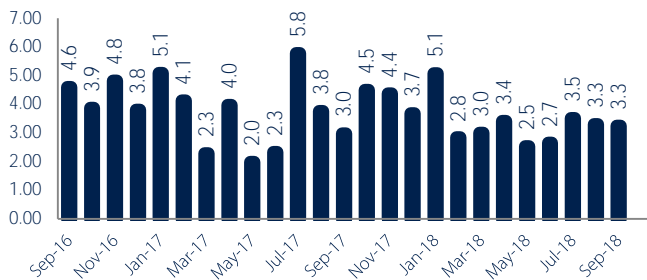
Months of Supply

3.3



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

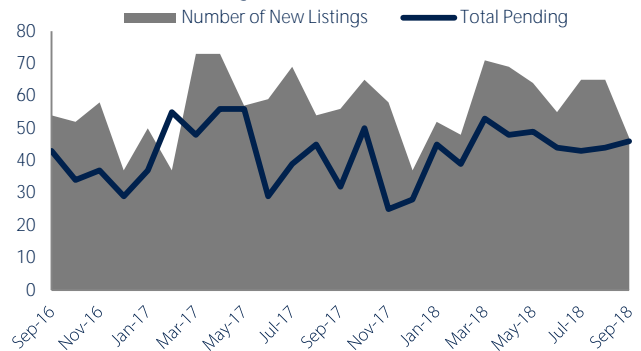
In September, there was 3.3 months of supply available in Essex, compared to 3.0 in September 2017. That is an increase of 9% versus a year ago.

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.

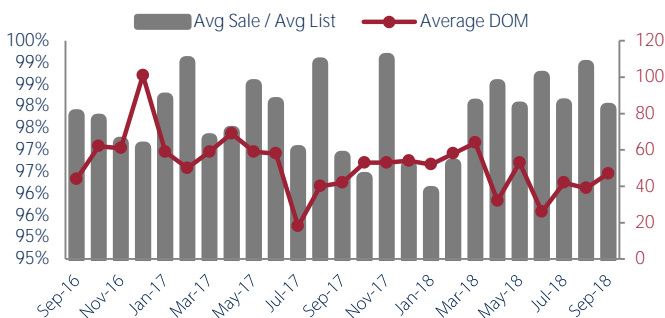
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Essex compared to 56 in September 2017, a decrease of 16%. There were 46 current contracts pending sale this September compared to 32 a year ago. The number of current contracts is 44% higher 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 Essex was 97.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 42, an increase of 12%.



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