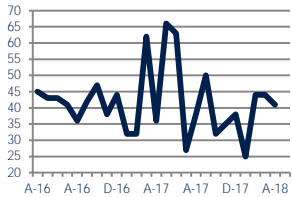




Zip Code(s): 21221

Units Sold

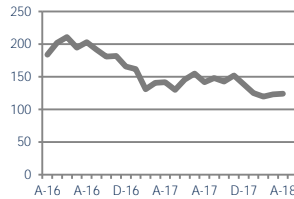
41



Up 14%
Vs. Year Ago

Active Inventory

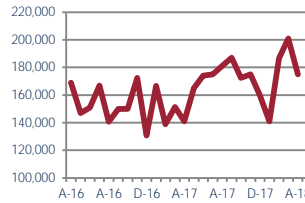
124



Down -13%
Vs. Year Ago

Median Sale Price

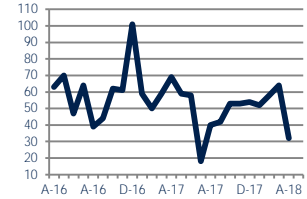
\$175,000



Up 24%
Vs. Year Ago

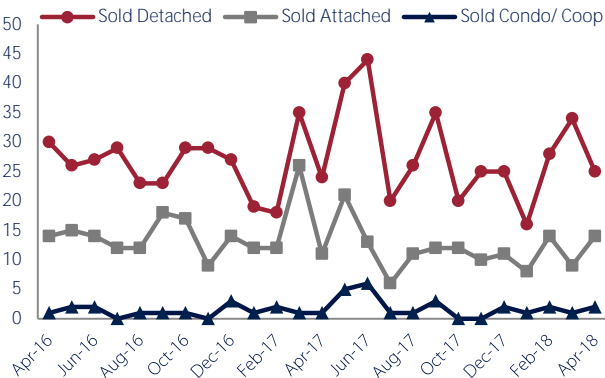
Days On Market

32



Down -54%
Vs. Year Ago

Units Sold*



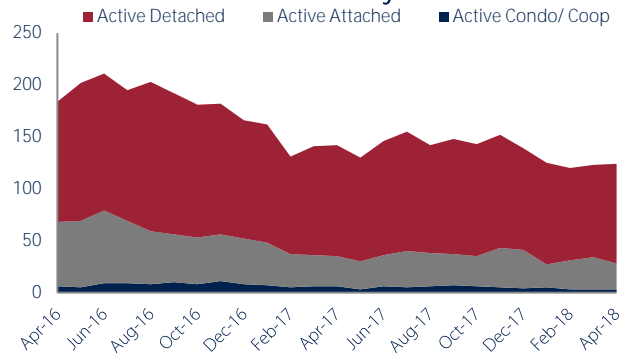
Units Sold

There was a decrease in total units sold in April, with 41 sold this month in Essex versus 44 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 14% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 13%. The total number of active inventory this April was 124 compared to 142 in April 2017. This month's total of 124 is higher than the previous month's total supply of available inventory of 123, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Essex Homes was \$141,000. This April, the median sale price was \$175,000, an increase of 24% or \$34,000 compared to last year. The current median sold price is 13% lower than in March.

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.





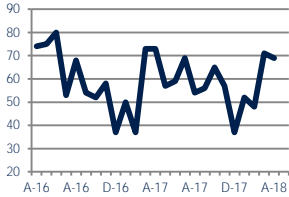
Focus On: Essex Housing Market

April 2018

Zip Code(s): 21221

New Listings

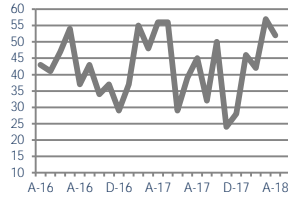
69



Down -5%
Vs. Year Ago

Current Contracts

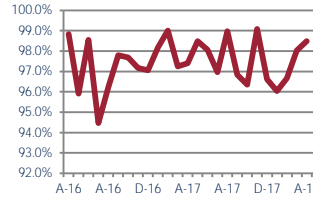
52



Down -7%
Vs. Year Ago

Sold Vs. List Price

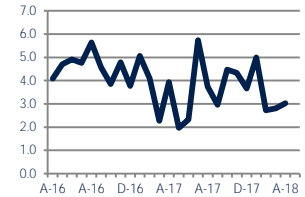
98.5%



Up 1.1%
Vs. Year Ago

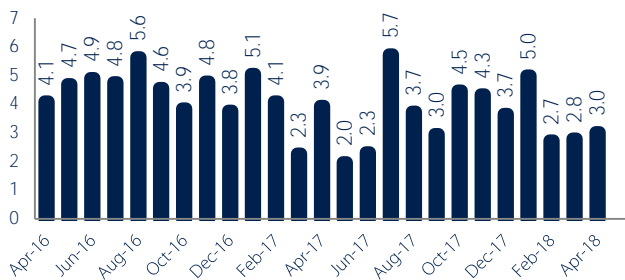
Months of Supply

3.0



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

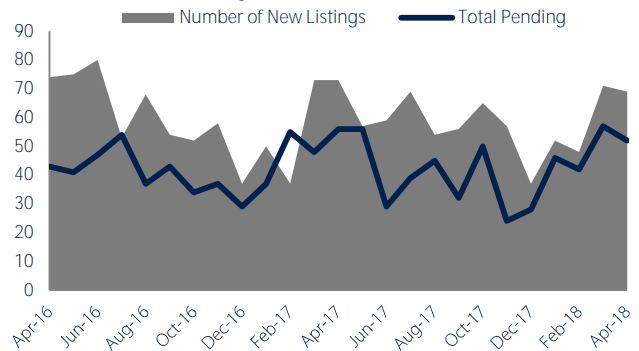
In April, there was 3.0 months of supply available in Essex, compared to 3.9 in April 2017. That is a decrease of 23% versus a year ago.

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.

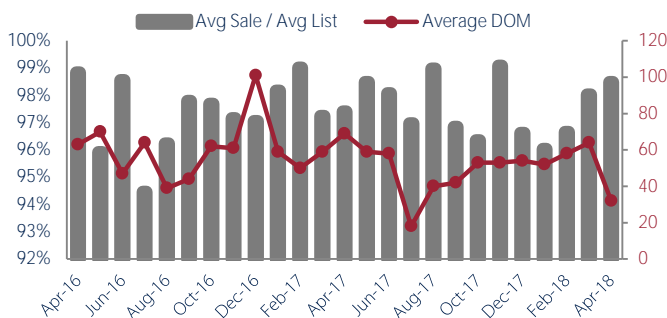
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Essex compared to 73 in April 2017, a decrease of 5%. There were 52 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Essex was 98.5% 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 32, lower than the average last year, which was 69, a decrease of 54%.



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