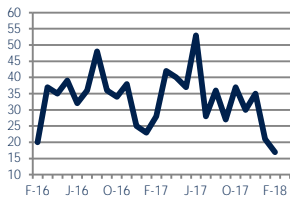




Zip Code(s): 21047 and 21085

Units Sold

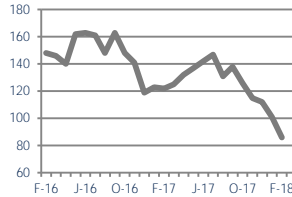
17



Down
Vs. Year Ago

Active Inventory

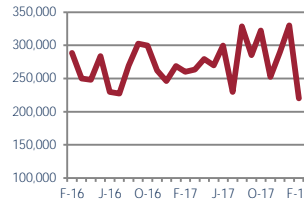
86



Down -30%
Vs. Year Ago

Median Sale Price

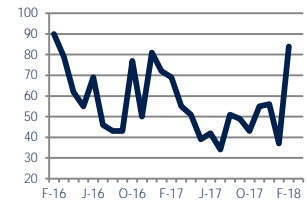
\$220,000



Down
Vs. Year Ago

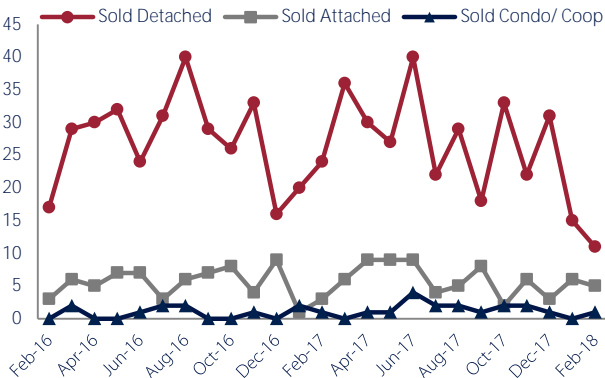
Days On Market

84



Up 22%
Vs. Year Ago

Units Sold*



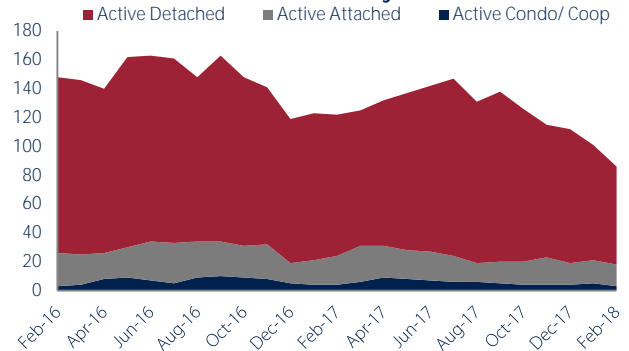
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 17 sold this month in Fallston and Joppa. This month's total units sold was lower than at this time last year, a decrease from February 2017.

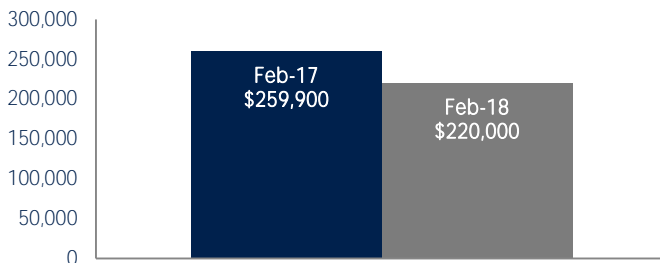
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 30%. The total number of active inventory this February was 86 compared to 122 in February 2017. This month's total of 86 is lower than the previous month's total supply of available inventory of 101, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Fallston and Joppa Homes was \$259,900. This February, the median sale price was \$220,000, a decrease of \$39,900 compared to last year. The current median sold price is lower 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.



Fallston and Joppa are defined as properties listed in zip code/s 21047 and 21085.

*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.

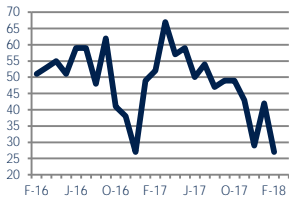
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 21047 and 21085

New Listings

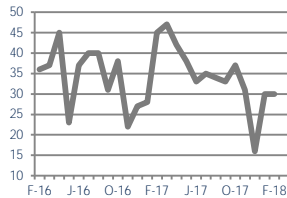
27



Down -48%
Vs. Year Ago

Current Contracts

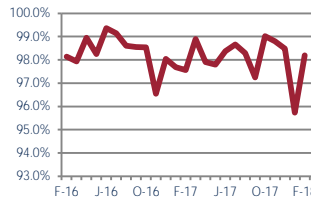
30



Down -33%
Vs. Year Ago

Sold Vs. List Price

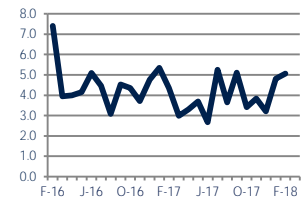
98.2%



Up 0.6%
Vs. Year Ago

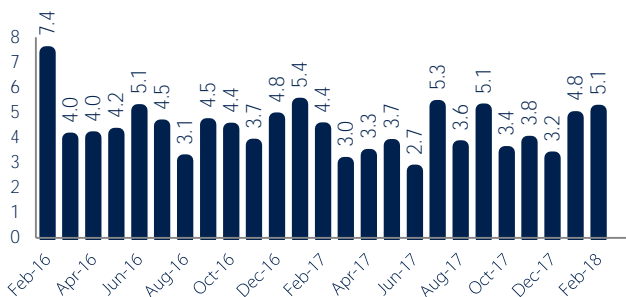
Months of Supply

5.1



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

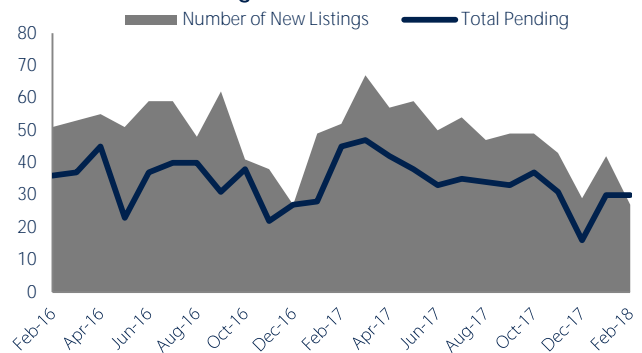
In February, there was 5.1 months of supply available in Fallston and Joppa, compared to 4.4 in February 2017. That is an increase of 16% versus a year ago.

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.

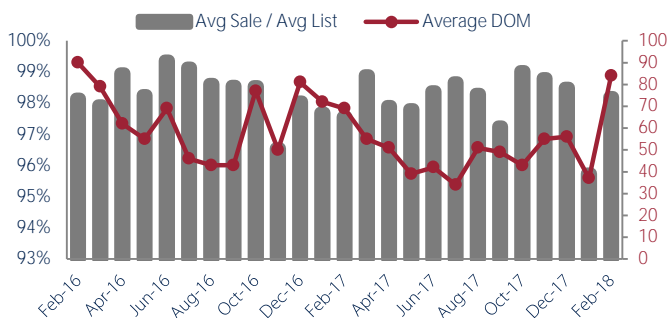
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Fallston and Joppa compared to 52 in February 2017, a decrease of 48%. There were 30 current contracts pending sale this February compared to 45 a year ago. The number of current contracts remained stable as compared to last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Fallston and Joppa was 98.2% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 84, higher than the average last year, which was 69, an increase of 22%.



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