



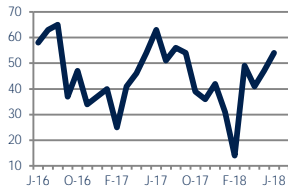
The Long & Foster Market Minute™

Focus On: Hampstead, Finksburg, and Manchester Housing Market

June 2018

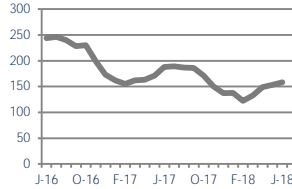
Zip Code(s): 21074, 21048, 21102 and 21088

Units Sold
54



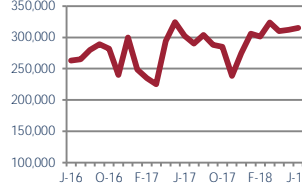
Down -14%
Vs. Year Ago

Active Inventory
158



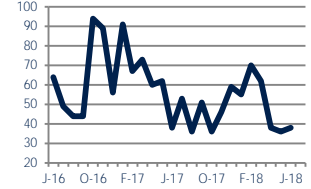
Down -16%
Vs. Year Ago

Median Sale Price
\$315,000



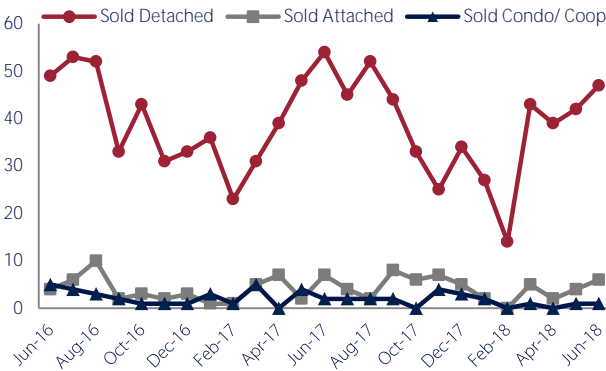
Up 4%
Vs. Year Ago

Days On Market
38



No Change
Vs. Year Ago

Units Sold*



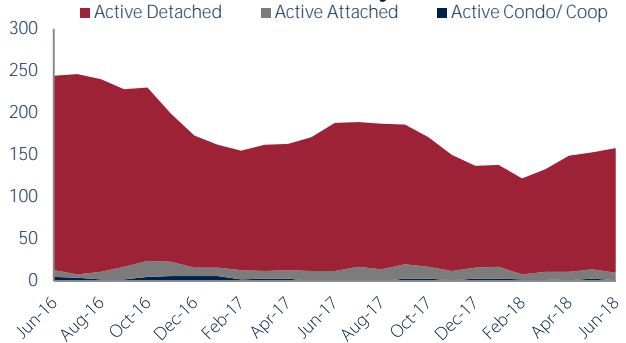
Units Sold

There was an increase in total units sold in June, with 54 sold this month in Hampstead, Finksburg, and Manchester versus 47 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 16%. The total number of active inventory this June was 158 compared to 188 in June 2017. This month's total of 158 is higher than the previous month's total supply of available inventory of 153, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$302,500. This June, the median sale price was \$315,000, an increase of 4% or \$12,500 compared to last year. The current median sold price is 1% higher than in May.

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

Hampstead, Finksburg, and Manchester are defined as properties listed in zip code/s 21074, 21048, 21102 and 21088.

*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

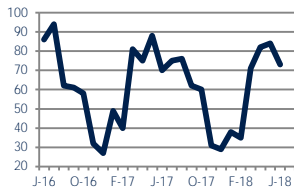




Zip Code(s): 21074, 21048, 21102 and 21088

New Listings

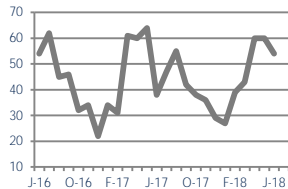
73



Up 4%
Vs. Year Ago

Current Contracts

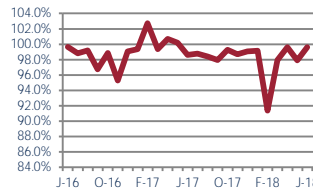
54



Up 42%
Vs. Year Ago

Sold Vs. List Price

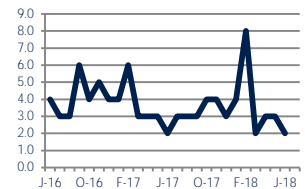
99.6%



Up 1%
Vs. Year Ago

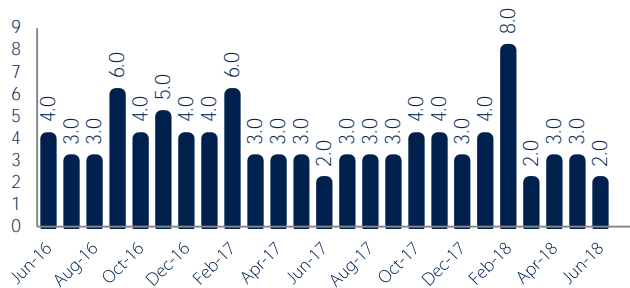
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

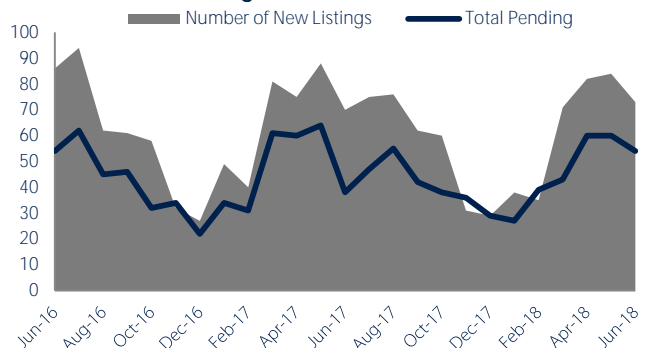
In June, there was 2.9 months of supply available in Hampstead, Finksburg, and Manchester. The amount of supply is similar compared to a year ago.

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.

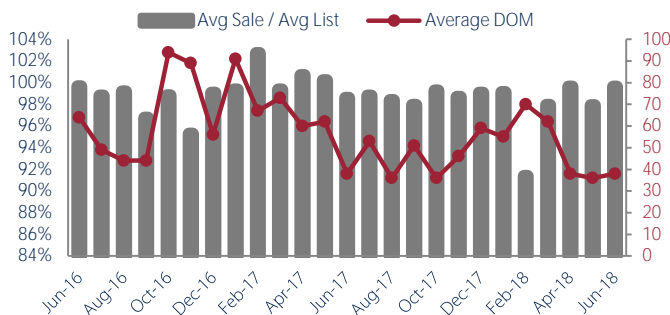
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 70 in June 2017, an increase of 4%. There were 54 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 42% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hampstead, Finksburg, and Manchester was 99.6% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, which is similar compared to a year ago.



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