

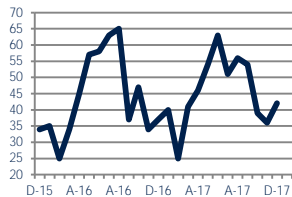
Focus On: Hampstead, Finksburg, and Manchester Housing Market

December 2017

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

Units Sold

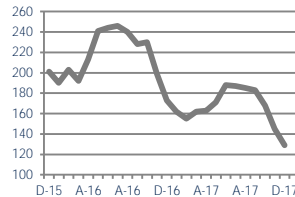
42



Up 14%
Vs. Year Ago

Active Inventory

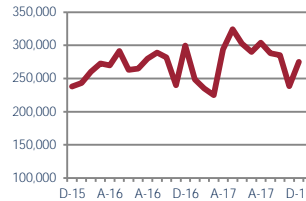
129



Down -25%
Vs. Year Ago

Median Sale Price

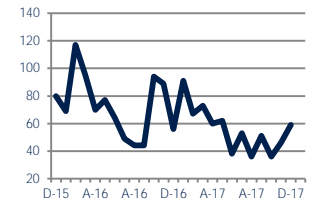
\$275,000



Down -8%
Vs. Year Ago

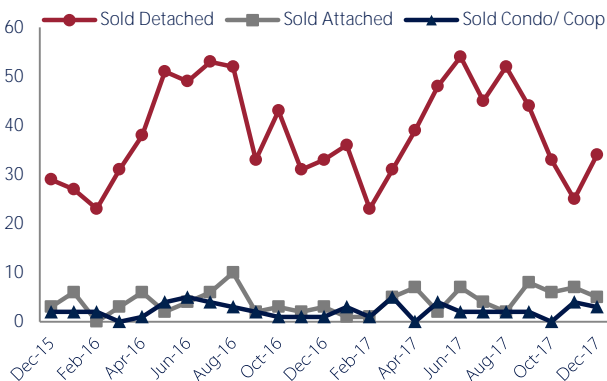
Days On Market

59



Up 5%
Vs. Year Ago

Units Sold*



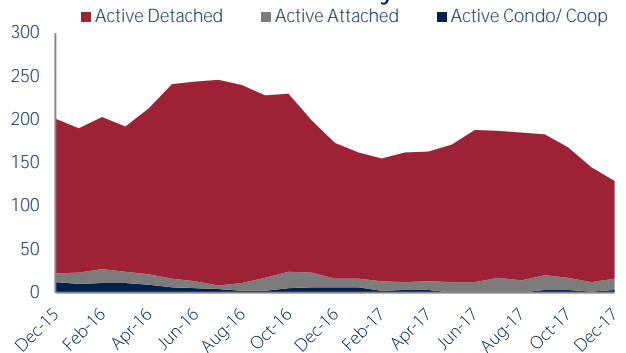
Units Sold

There was an increase in total units sold in December, with 42 sold this month in Hampstead, Finksburg, and Manchester versus 36 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 14% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 25%. The total number of active inventory this December was 129 compared to 173 in December 2016. This month's total of 129 is lower than the previous month's total supply of available inventory of 145, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$299,900. This December, the median sale price was \$275,000, a decrease of 8% or \$24,900 compared to last year. The current median sold price is 15% higher than in November.

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

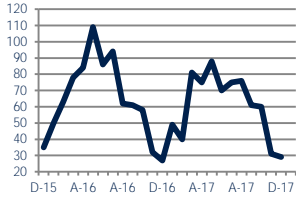




Zip Code(s): 21074, 21048, 21102 and 21088

New Listings

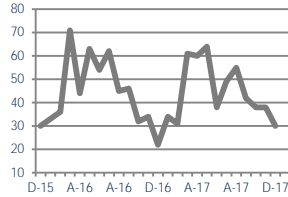
29



Up 7%
Vs. Year Ago

Current Contracts

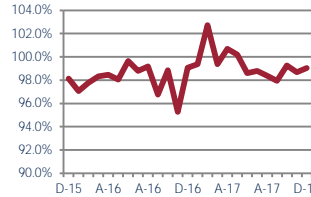
30



Up 36%
Vs. Year Ago

Sold Vs. List Price

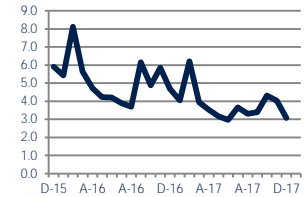
99.1%



No Change
Vs. Year Ago

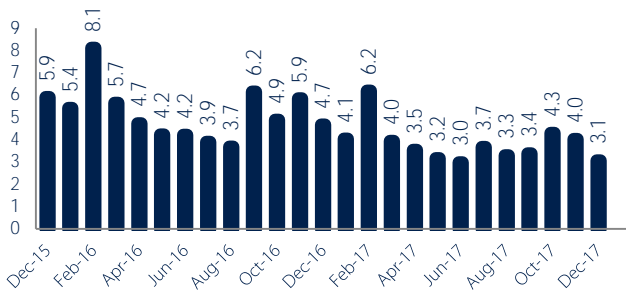
Months of Supply

3.1



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

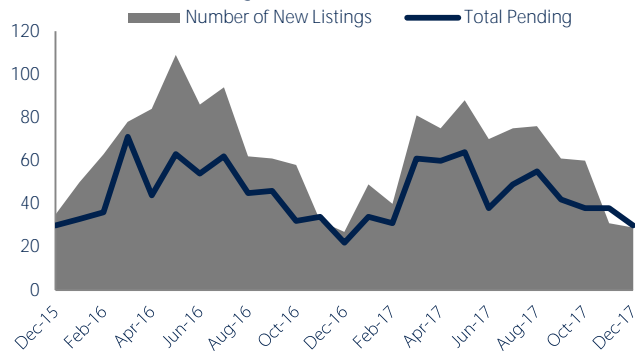
In December, there was 3.1 months of supply available in Hampstead, Finksburg, and Manchester, compared to 4.7 in December 2016. That is a decrease of 34% versus a year ago.

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.

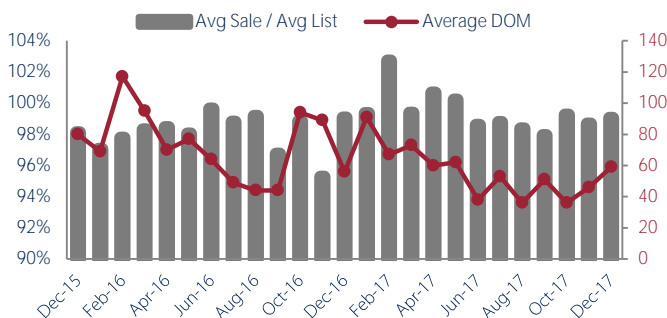
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 27 in December 2016, an increase of 7%. There were 30 current contracts pending sale this December compared to 22 a year ago. The number of current contracts is 36% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Hampstead, Finksburg, and Manchester was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 59, higher than the average last year, which was 56, an increase of 5%.



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