



The Long & Foster Market Minute™

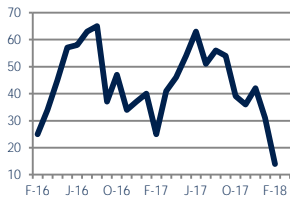
Focus On: Hampstead, Finksburg, and Manchester Housing Market

February 2018

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

Units Sold

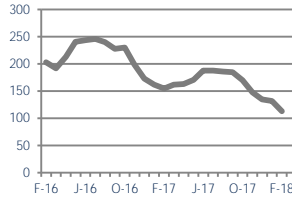
14



Down
Vs. Year Ago

Active Inventory

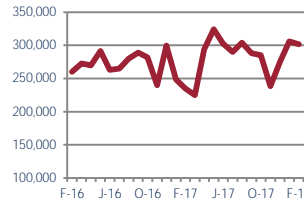
113



Down -27%
Vs. Year Ago

Median Sale Price

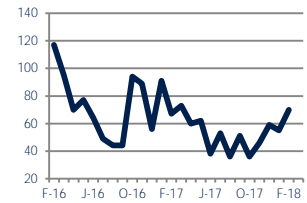
\$301,500



Up
Vs. Year Ago

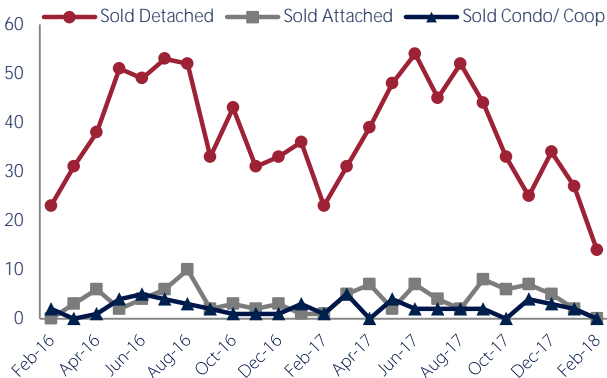
Days On Market

70



Up 4%
Vs. Year Ago

Units Sold*



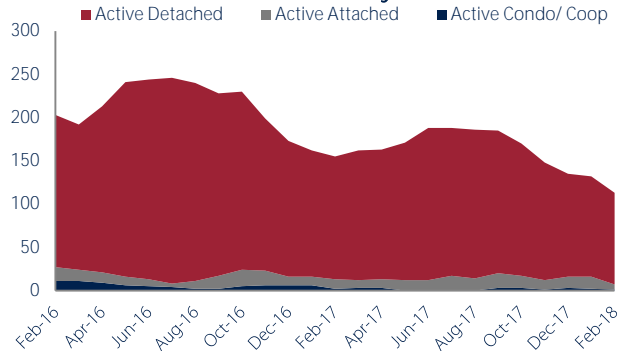
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 14 sold this month in Hampstead, Finksburg, and Manchester. This month's total units sold was lower than at this time last year, a decrease from February 2017.

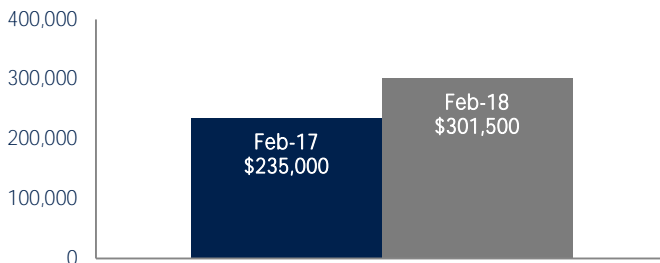
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 27%. The total number of active inventory this February was 113 compared to 155 in February 2017. This month's total of 113 is lower than the previous month's total supply of available inventory of 132, a decrease of 14%.

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 Hampstead, Finksburg, and Manchester Homes was \$235,000. This February, the median sale price was \$301,500, an increase of \$66,500 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.



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.

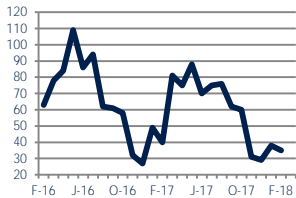
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



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

New Listings

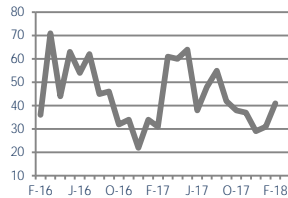
35



Down -13%
Vs. Year Ago

Current Contracts

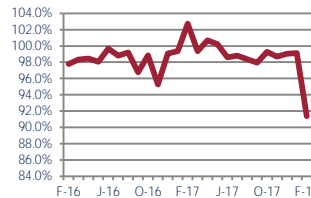
41



Up 32%
Vs. Year Ago

Sold Vs. List Price

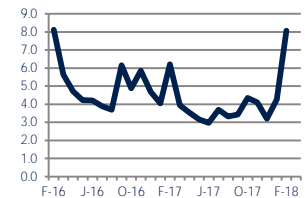
91.4%



Down
Vs. Year Ago

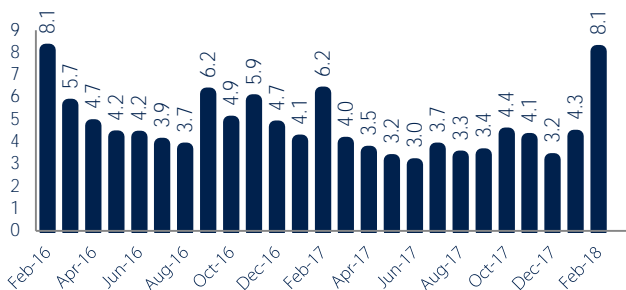
Months of Supply

8.1



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

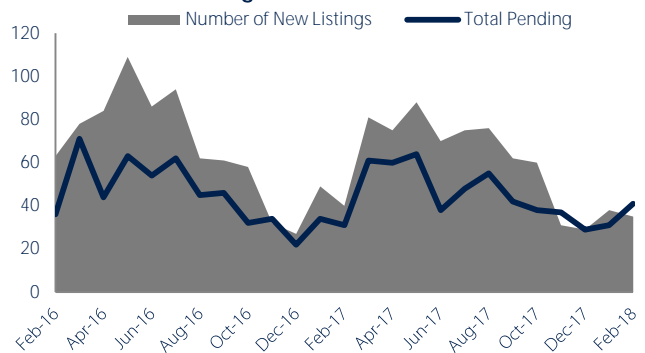
In February, there was 8.1 months of supply available in Hampstead, Finksburg, and Manchester, compared to 6.2 in February 2017. That is an increase of 30% versus a year ago.

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.

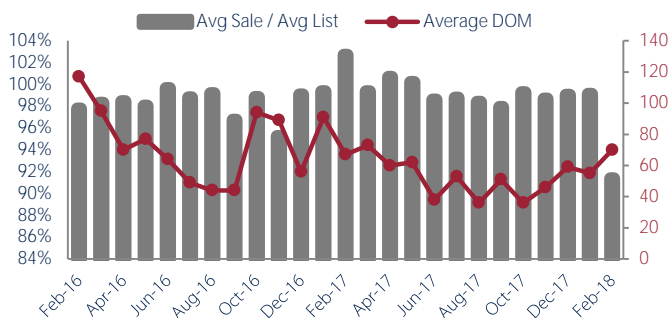
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 40 in February 2017, a decrease of 13%. There were 41 current contracts pending sale this February compared to 31 a year ago. The number of current contracts is 32% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Hampstead, Finksburg, and Manchester was 91.4% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 67, an increase of 4%.



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