



The Long & Foster Market Minute™

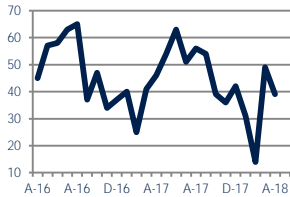
Focus On: Hampstead, Finksburg, and Manchester Housing Market

April 2018

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

Units Sold

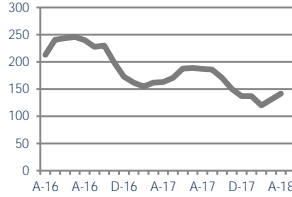
39



Down -15%
Vs. Year Ago

Active Inventory

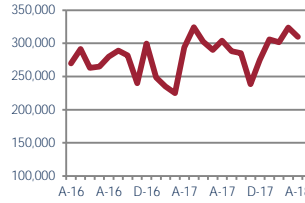
142



Down -13%
Vs. Year Ago

Median Sale Price

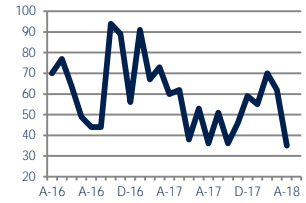
\$310,000



Up 5%
Vs. Year Ago

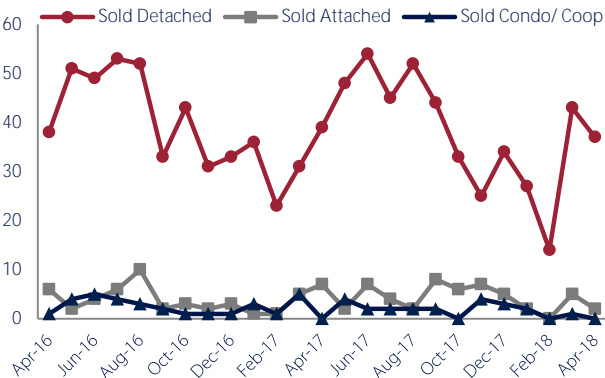
Days On Market

35



Down -42%
Vs. Year Ago

Units Sold*



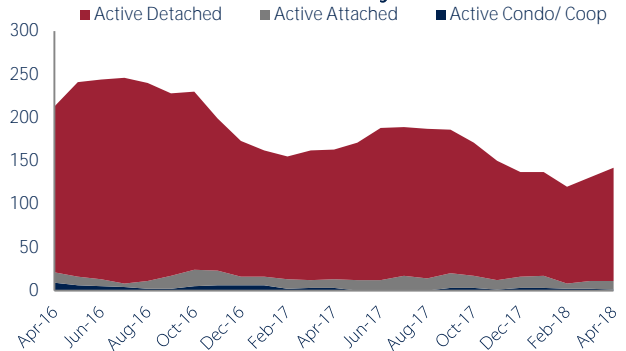
Units Sold

There was a decrease in total units sold in April, with 39 sold this month in Hampstead, Finksburg, and Manchester versus 49 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2017.

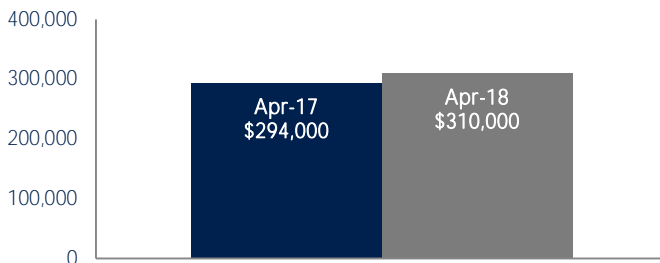
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 13%. The total number of active inventory this April was 142 compared to 163 in April 2017. This month's total of 142 is higher than the previous month's total supply of available inventory of 131, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$294,000. This April, the median sale price was \$310,000, an increase of 5% or \$16,000 compared to last year. The current median sold price is 4% 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.

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



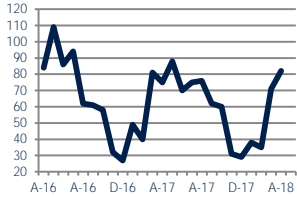
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April 2018

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

New Listings

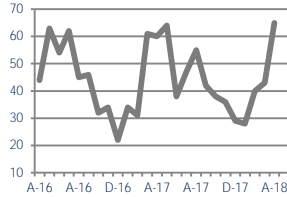
82



Up 9%
Vs. Year Ago

Current Contracts

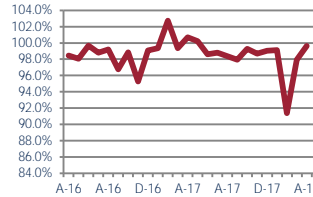
65



Up 8%
Vs. Year Ago

Sold Vs. List Price

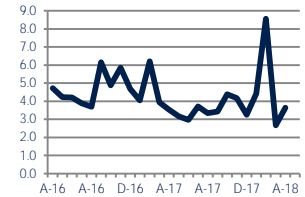
99.6%



Down -1.1%
Vs. Year Ago

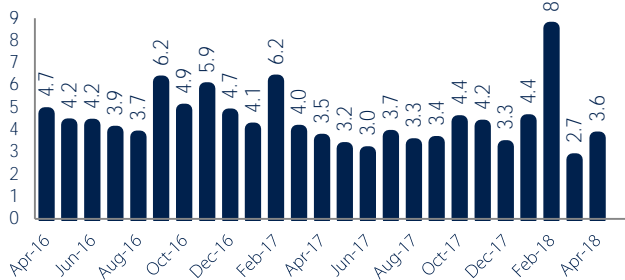
Months of Supply

3.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

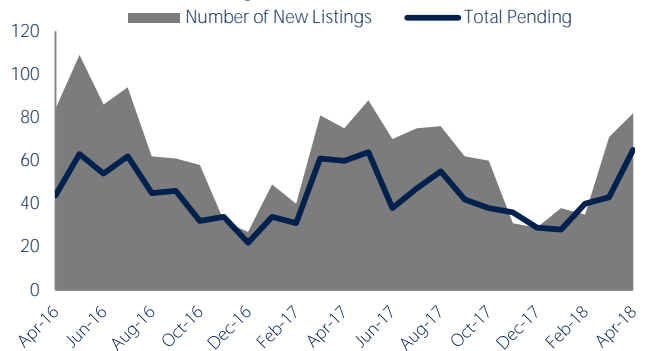
In April, there was 3.6 months of supply available in Hampstead, Finksburg, and Manchester. The amount of supply is similar compared to a year ago.

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.

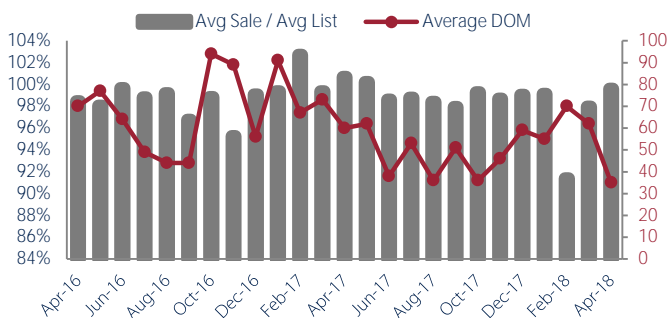
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 75 in April 2017, an increase of 9%. There were 65 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 8% higher 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 Hampstead, Finksburg, and Manchester was 99.6% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 60, a decrease of 42%.



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