



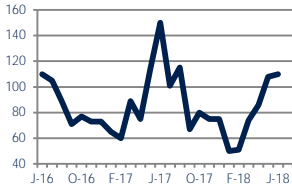
The Long & Foster Market Minute™

Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

June 2018

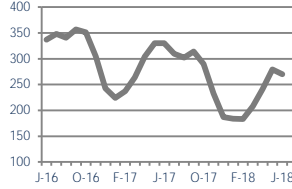
Zip Code(s): 21030, 21131 and 21093

Units Sold
110



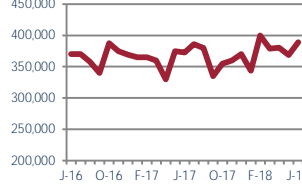
Down -27%
Vs. Year Ago

Active Inventory
270



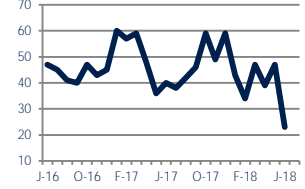
Down -18%
Vs. Year Ago

Median Sale Price
\$389,194



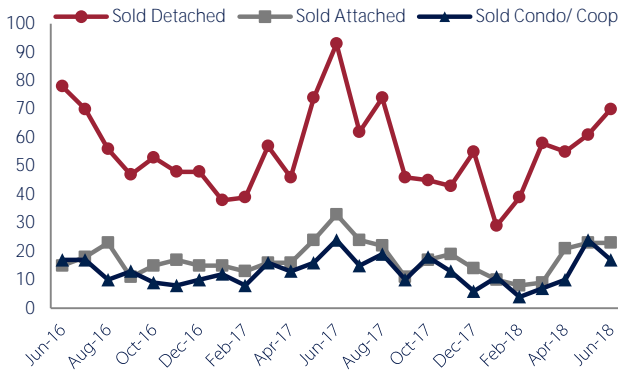
Up 4%
Vs. Year Ago

Days On Market
23



Down -43%
Vs. Year Ago

Units Sold*



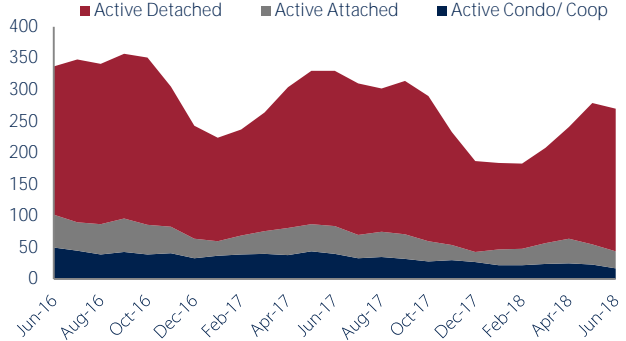
Units Sold

There was an increase in total units sold in June, with 110 sold this month in Hunt Valley, Phoenix, and Timonium versus 108 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 27% versus June 2017.

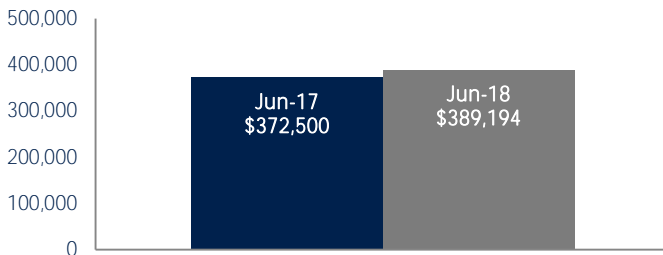
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 18%. The total number of active inventory this June was 270 compared to 330 in June 2017. This month's total of 270 is lower than the previous month's total supply of available inventory of 279, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$372,500. This June, the median sale price was \$389,194, an increase of 4% or \$16,694 compared to last year. The current median sold price is 6% 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.

Hunt Valley, Phoenix, and Timonium are defined as properties listed in zip code/s 21030, 21131 and 21093.

*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

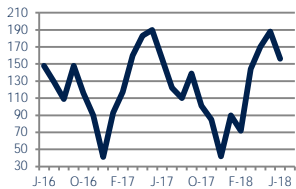




Zip Code(s): 21030, 21131 and 21093

New Listings

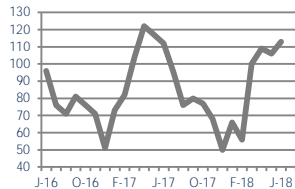
156



No Change
Vs. Year Ago

Current Contracts

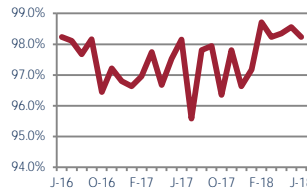
113



Up 1%
Vs. Year Ago

Sold Vs. List Price

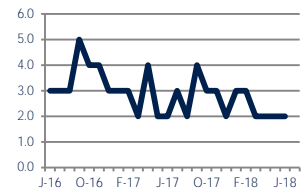
98.2%



No Change
Vs. Year Ago

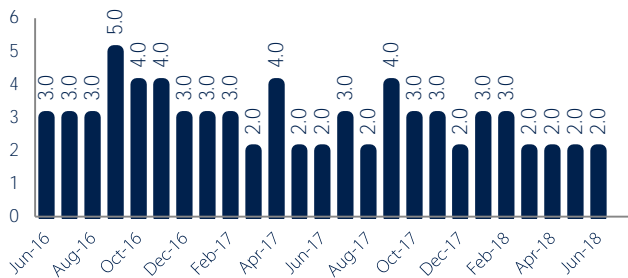
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

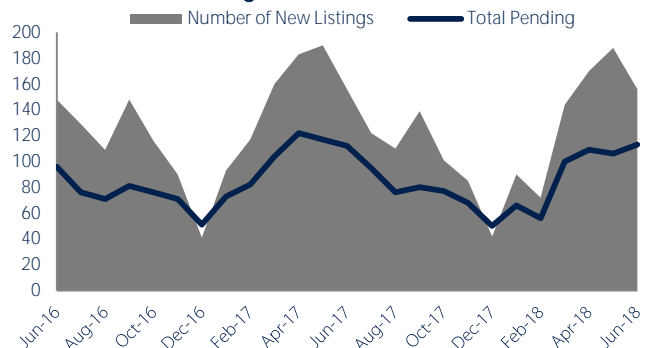
This month there were 156 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium, which is similar to the amount in June 2017. There were 113 current contracts pending sale this June compared to 112 a year ago. The number of current contracts is 1% higher than last June.

Months of Supply

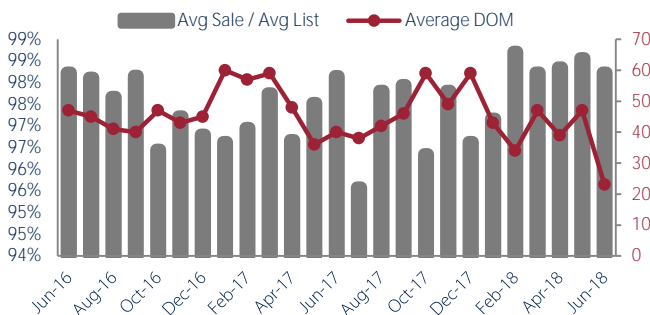
In June, there was 2.5 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 2.2 in June 2017. That is an increase of 12% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hunt Valley, Phoenix, and Timonium was 98.2% 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 23, lower than the average last year, which was 40, a decrease of 43%.



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