

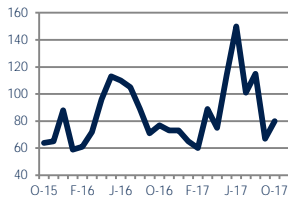
## Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

October 2017

Zip Code(s): 21030, 21131 and 21093

### Units Sold

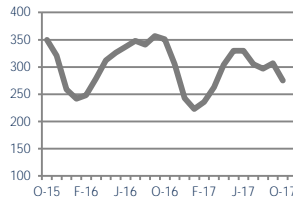
80



Up 4%  
Vs. Year Ago

### Active Inventory

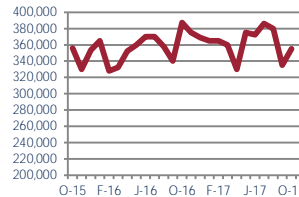
275



Down -22%  
Vs. Year Ago

### Median Sale Price

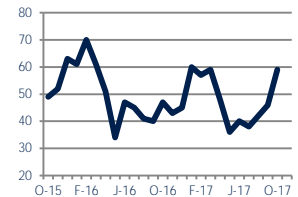
\$355,000



Down -8%  
Vs. Year Ago

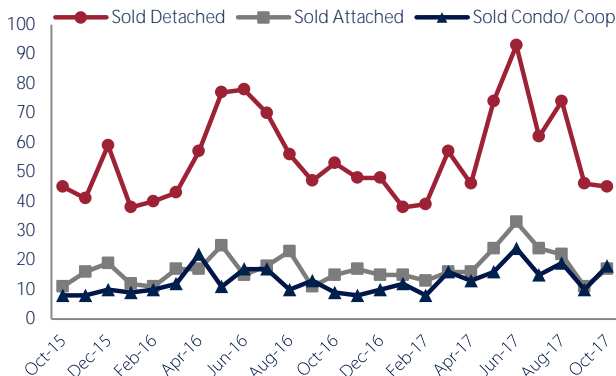
### Days On Market

59



Up 26%  
Vs. Year Ago

### Units Sold\*



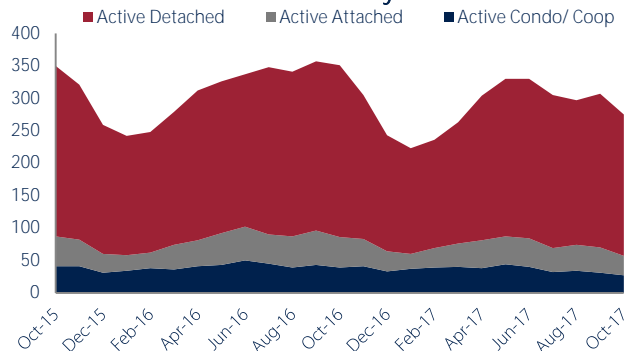
### Units Sold

There was an increase in total units sold in October, with 80 sold this month in Hunt Valley, Phoenix, and Timonium versus 67 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 4% versus October 2016.

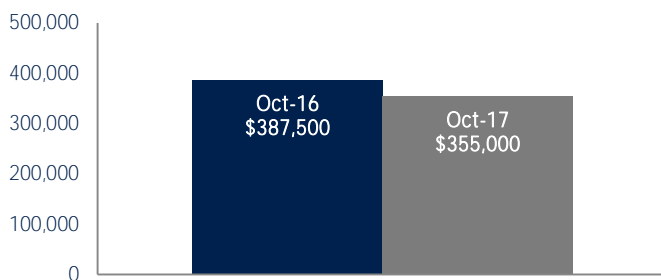
### Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 22%. The total number of active inventory this October was 275 compared to 351 in October 2016. This month's total of 275 is lower than the previous month's total supply of available inventory of 307, a decrease of 10%.

### Active Inventory\*



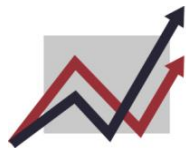
### Median Sale Price



### Median Sale Price

Last October, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$387,500. This October, the median sale price was \$355,000, a decrease of 8% or \$32,500 compared to last year. The current median sold price is 6% higher than in September.

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



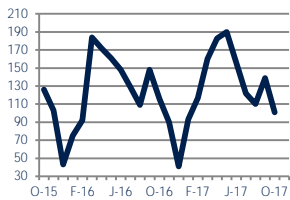
## Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

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### New Listings

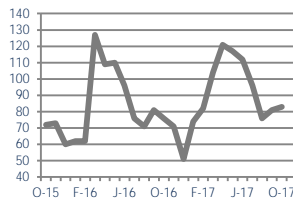
101



Down -13%  
Vs. Year Ago

### Current Contracts

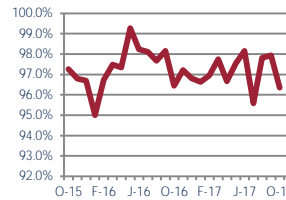
83



Up 9%  
Vs. Year Ago

### Sold Vs. List Price

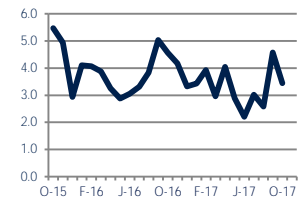
96.4%



No Change  
Vs. Year Ago

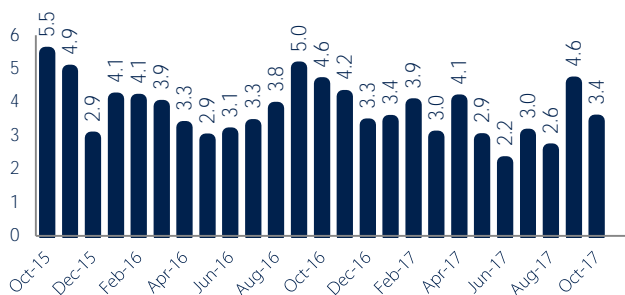
### Months of Supply

3.4



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

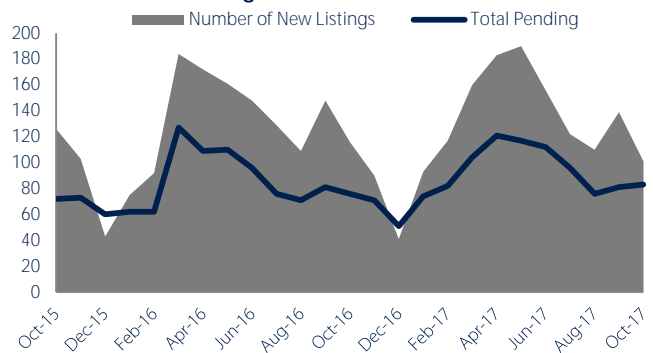
In October, there was 3.4 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 4.6 in October 2016. That is a decrease of 25% versus a year ago.

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.

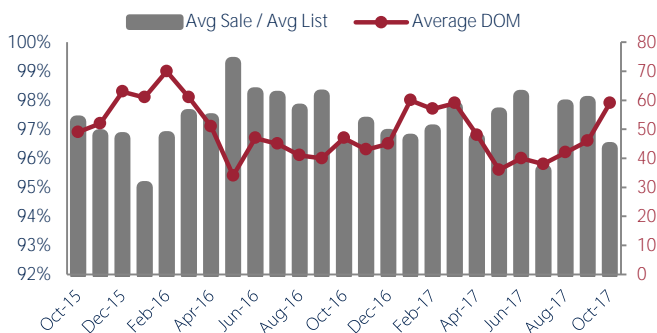
### New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 116 in October 2016, a decrease of 13%. There were 83 current contracts pending sale this October compared to 76 a year ago. The number of current contracts is 9% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Hunt Valley, Phoenix, and Timonium was 96.4% 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 47, an increase of 26%.