



The Long & Foster Market Minute™

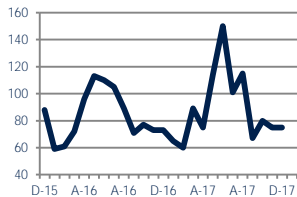
Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

December 2017

Zip Code(s): 21030, 21131 and 21093

Units Sold

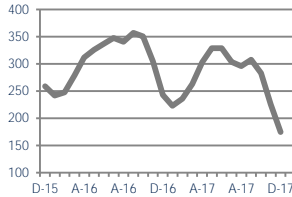
75



Up 3%
Vs. Year Ago

Active Inventory

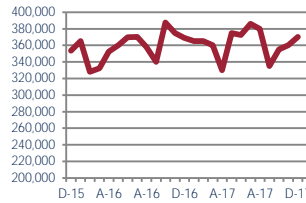
175



Down -28%
Vs. Year Ago

Median Sale Price

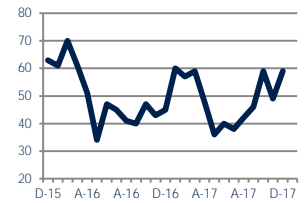
\$370,000



No Change
Vs. Year Ago

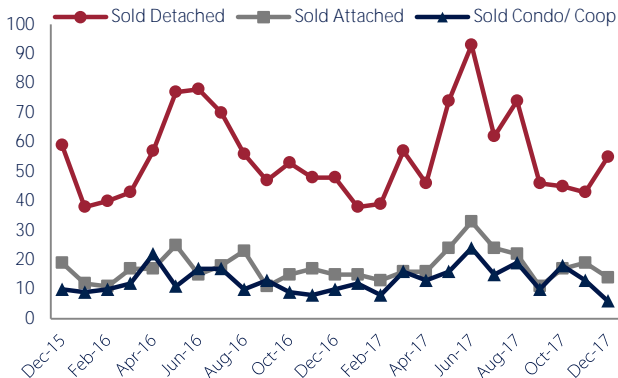
Days On Market

59



Up 31%
Vs. Year Ago

Units Sold*



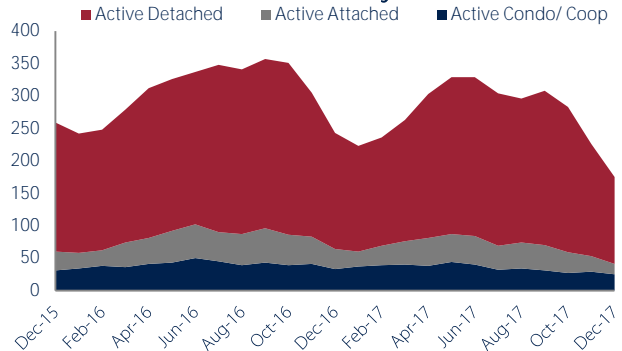
Units Sold

The number of units sold remained stable in December, with 75 sold this month in Hunt Valley, Phoenix, and Timonium. This month's total units sold was higher than at this time last year, an increase of 3% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 28%. The total number of active inventory this December was 175 compared to 243 in December 2016. This month's total of 175 is lower than the previous month's total supply of available inventory of 226, a decrease of 23%.

Active Inventory*

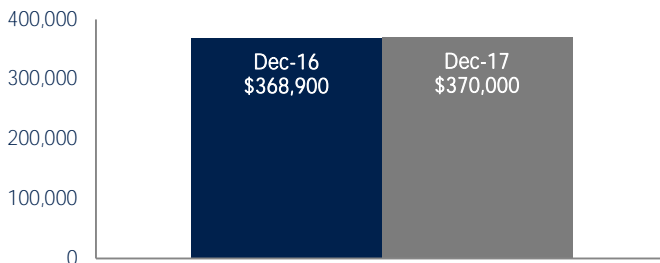


Median Sale Price

Last December, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$368,900. This December, the median sale price was \$370,000, which is similar compared to a year ago. The current median sold price is 3% 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.

Median Sale Price



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



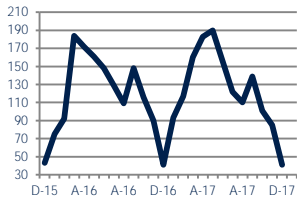
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New Listings

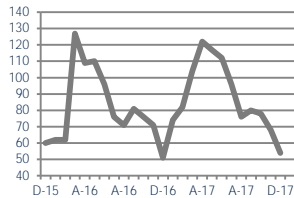
41



No Change
Vs. Year Ago

Current Contracts

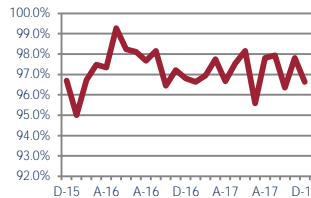
54



Up 6%
Vs. Year Ago

Sold Vs. List Price

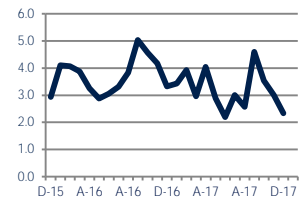
96.6%



No Change
Vs. Year Ago

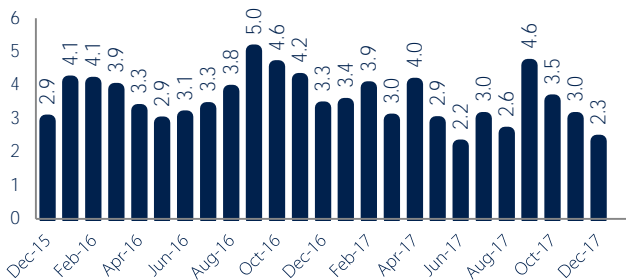
Months of Supply

2.3



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

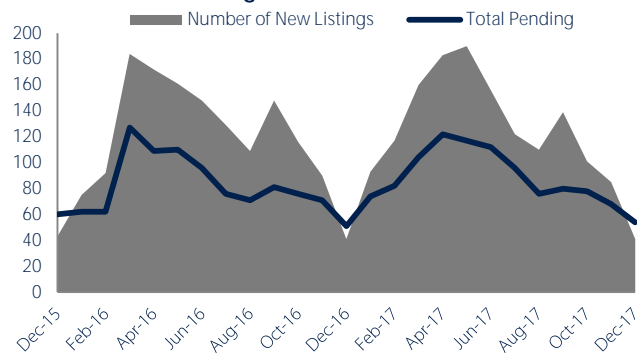
In December, there was 2.3 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 3.3 in December 2016. That is a decrease of 30% versus a year ago.

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.

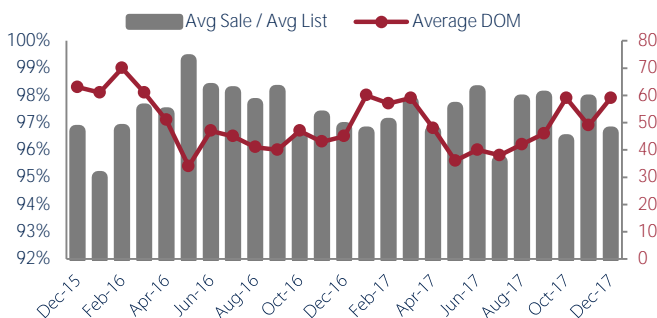
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium, which is similar to the amount in December 2016. There were 54 current contracts pending sale this December compared to 51 a year ago. The number of current contracts is 6% 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 Hunt Valley, Phoenix, and Timonium was 96.6% 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 45, an increase of 31%.



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