



The Long & Foster Market Minute™

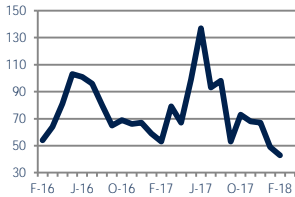
Focus On: Lutherville, Timonium, and Cockeysville Housing Market

February 2018

Zip Code(s): 21093, 21030 and 21022

Units Sold

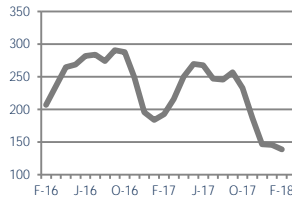
43



Down -19%
Vs. Year Ago

Active Inventory

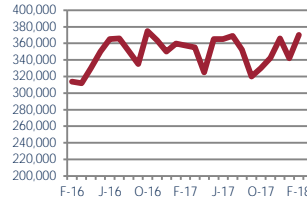
139



Down -28%
Vs. Year Ago

Median Sale Price

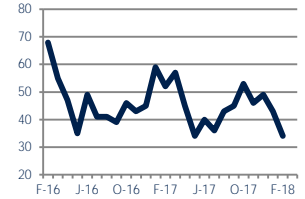
\$370,000



Up 3%
Vs. Year Ago

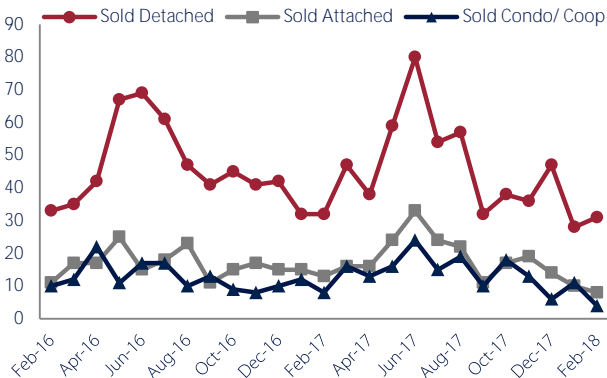
Days On Market

34



Down -35%
Vs. Year Ago

Units Sold*



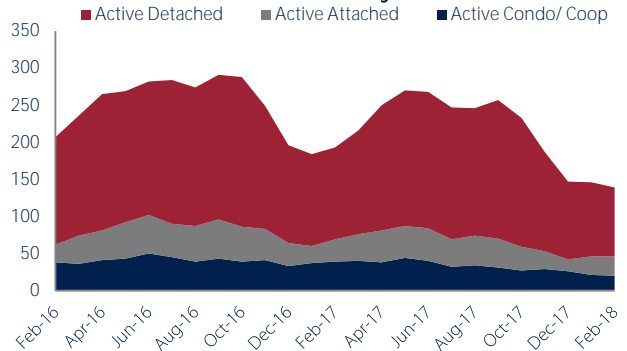
Units Sold

There was a decrease in total units sold in February, with 43 sold this month in Lutherville, Timonium, and Cockeysville versus 49 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 19% versus February 2017.

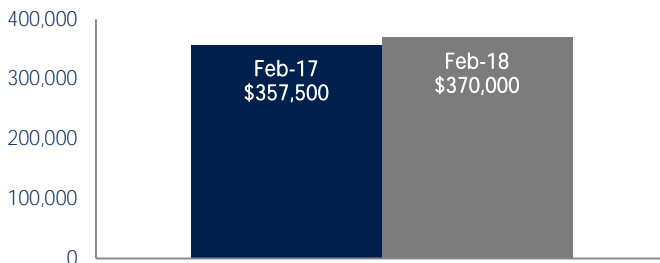
Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 28%. The total number of active inventory this February was 139 compared to 193 in February 2017. This month's total of 139 is lower than the previous month's total supply of available inventory of 146, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Lutherville, Timonium, and Cockeysville Homes was \$357,500. This February, the median sale price was \$370,000, an increase of 3% or \$12,500 compared to last year. The current median sold price is 8% higher 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.

Lutherville, Timonium, and Cockeysville are defined as properties listed in zip code/s 21093, 21030 and 21022.

*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.



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INTERNATIONAL REAL ESTATE



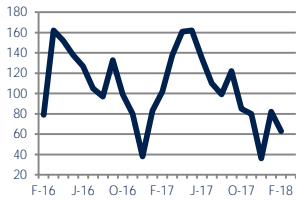
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New Listings

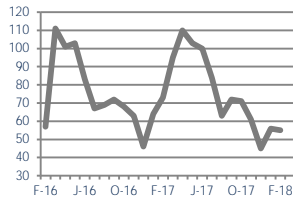
63



Down -38%
Vs. Year Ago

Current Contracts

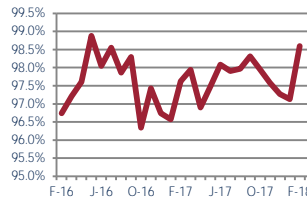
55



Down -25%
Vs. Year Ago

Sold Vs. List Price

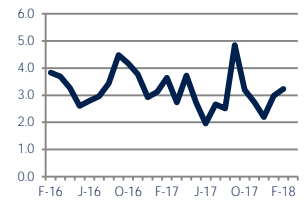
98.6%



Up 1%
Vs. Year Ago

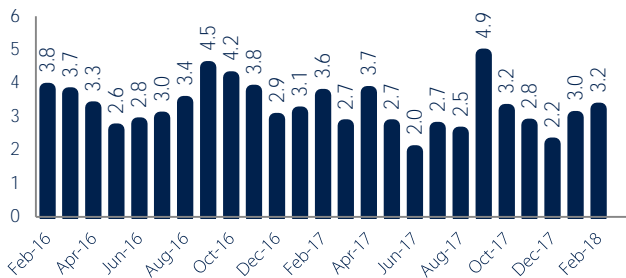
Months of Supply

3.2



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

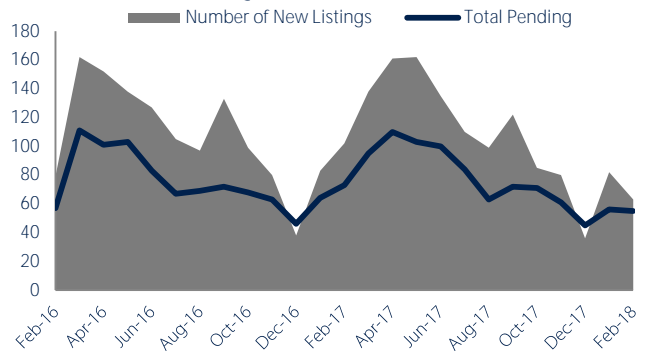
In February, there was 3.2 months of supply available in Lutherville, Timonium, and Cockeysville, compared to 3.6 in February 2017. That is a decrease of 11% versus a year ago.

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.

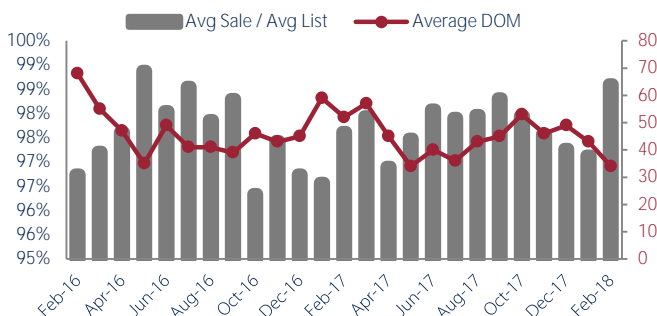
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Lutherville, Timonium, and Cockeysville compared to 102 in February 2017, a decrease of 38%. There were 55 current contracts pending sale this February compared to 73 a year ago. The number of current contracts is 25% lower 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 Lutherville, Timonium, and Cockeysville was 98.6% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 52, a decrease of 35%.



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