

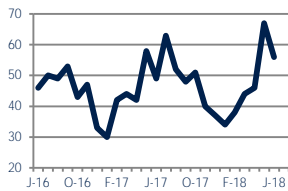


Focus On: Middle River Housing Market

June 2018

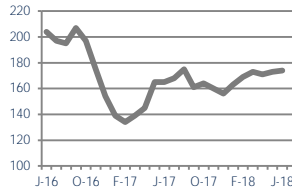
Zip Code(s): 21220

Units Sold
56



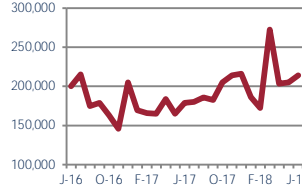
Up 14%
Vs. Year Ago

Active Inventory
174



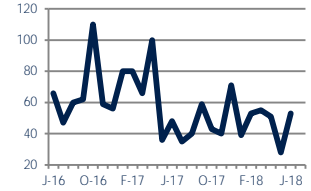
Up 5%
Vs. Year Ago

Median Sale Price
\$214,000



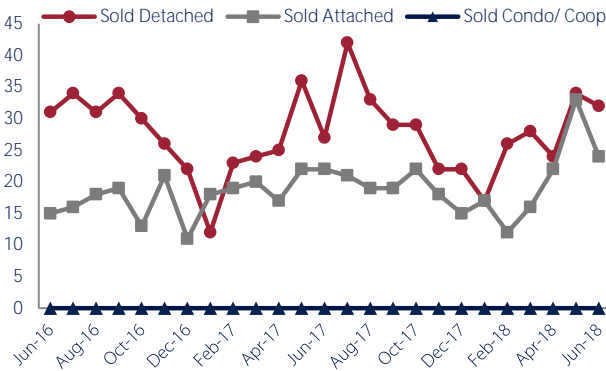
Up 20%
Vs. Year Ago

Days On Market
53



Up 10%
Vs. Year Ago

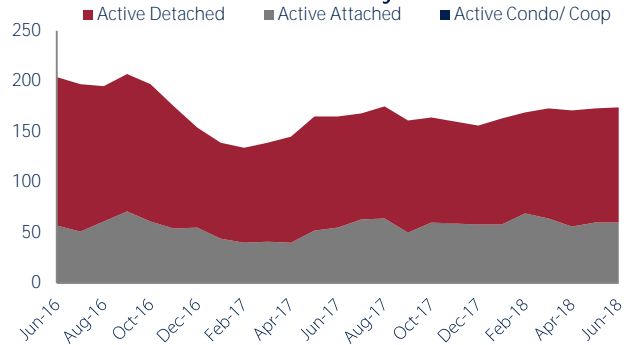
Units Sold*



Units Sold

There was a decrease in total units sold in June, with 56 sold this month in Middle River versus 67 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 14% versus June 2017.

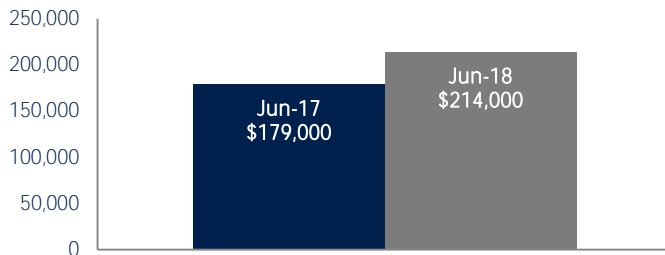
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 5%. The total number of active inventory this June was 174 compared to 165 in June 2017. This month's total of 174 is higher than the previous month's total supply of available inventory of 173, an increase of 1%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Middle River Homes was \$179,000. This June, the median sale price was \$214,000, an increase of 20% or \$35,000 compared to last year. The current median sold price is 4% 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.



*Middle River are defined as properties listed in zip code/s 21220.

*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.





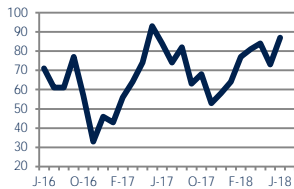
Focus On: Middle River Housing Market

June 2018

Zip Code(s): 21220

New Listings

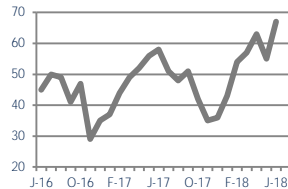
87



Up 4%
Vs. Year Ago

Current Contracts

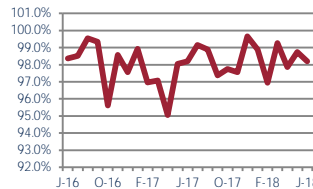
67



Up 16%
Vs. Year Ago

Sold Vs. List Price

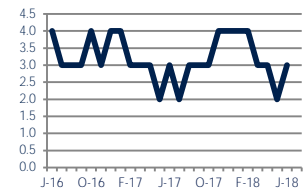
98.2%



No Change
Vs. Year Ago

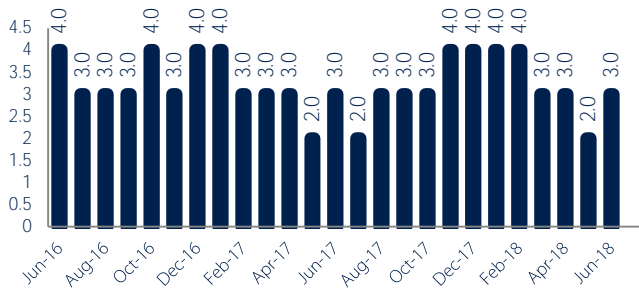
Months of Supply

3.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

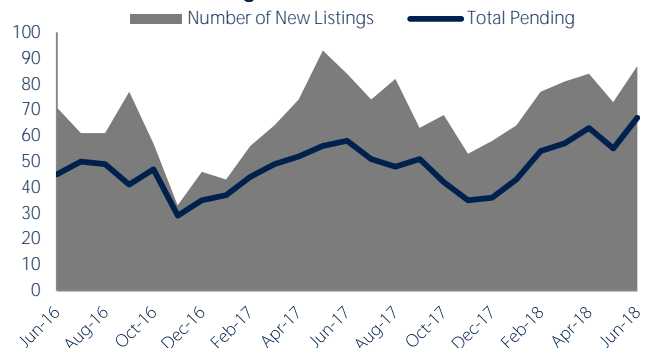
In June, there was 3.1 months of supply available in Middle River, compared to 3.4 in June 2017. That is a decrease of 8% versus a year ago.

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.

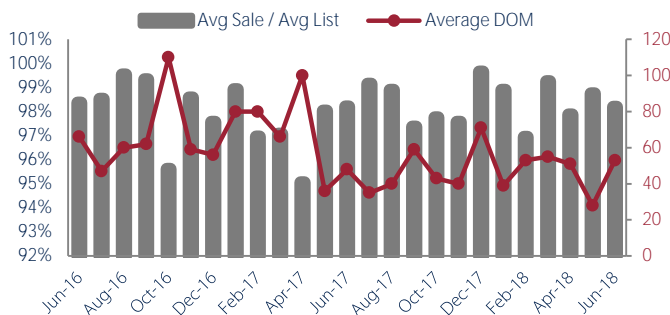
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Middle River compared to 84 in June 2017, an increase of 4%. There were 67 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 16% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Middle River 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 53, higher than the average last year, which was 48, an increase of 10%.



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