



The Long & Foster Market Minute™

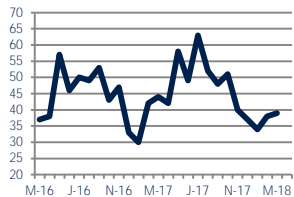
Focus On: Middle River Housing Market

March 2018

Zip Code(s): 21220

Units Sold

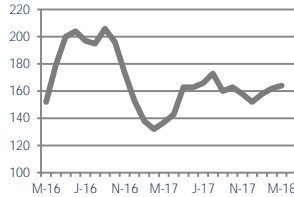
39



Down -11%
Vs. Year Ago

Active Inventory

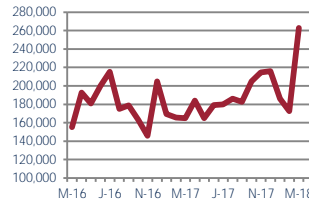
164



Up 20%
Vs. Year Ago

Median Sale Price

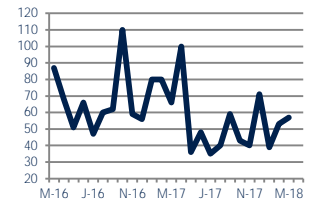
\$262,900



Up
Vs. Year Ago

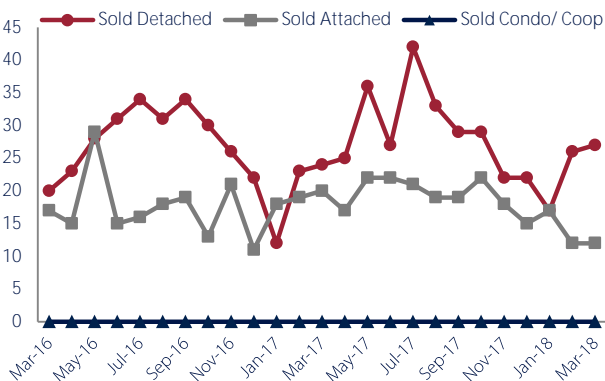
Days On Market

57



Down -14%
Vs. Year Ago

Units Sold*



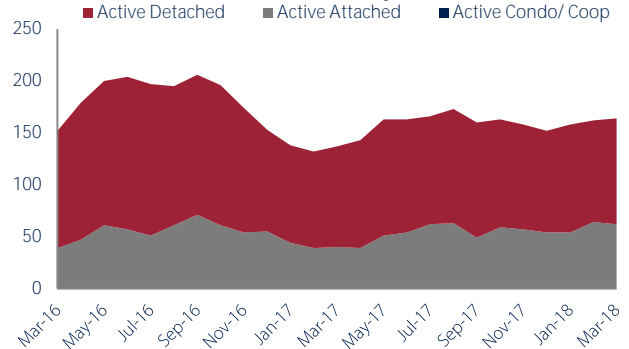
Units Sold

There was an increase in total units sold in March, with 39 sold this month in Middle River versus 38 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2017.

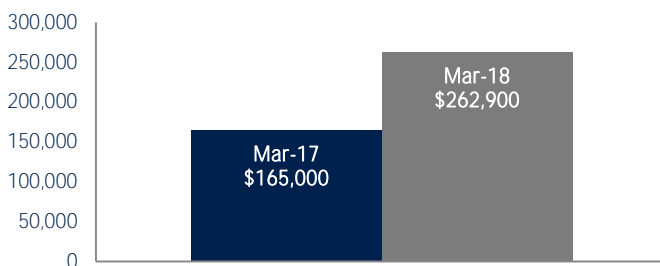
Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 20%. The total number of active inventory this March was 164 compared to 137 in March 2017. This month's total of 164 is higher than the previous month's total supply of available inventory of 162, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Middle River Homes was \$165,000. This March, the median sale price was \$262,900, an increase of \$97,900 compared to last year. The current median sold price is higher than in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





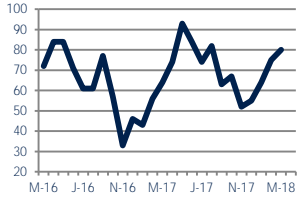
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March 2018

Zip Code(s): 21220

New Listings

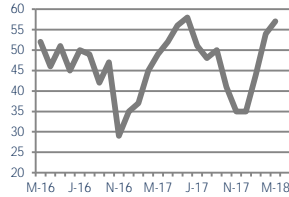
80



Up 25%
Vs. Year Ago

Current Contracts

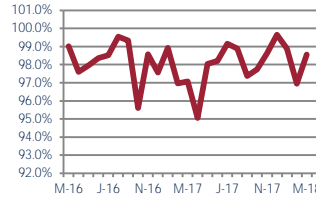
57



Up 16%
Vs. Year Ago

Sold Vs. List Price

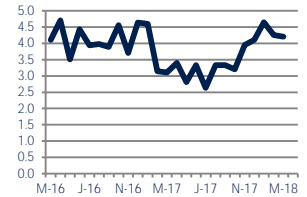
98.6%



Up 1.5%
Vs. Year Ago

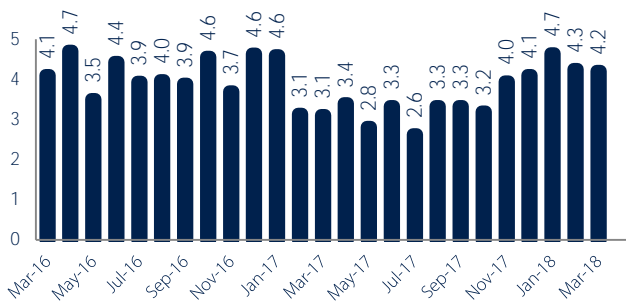
Months of Supply

4.2



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

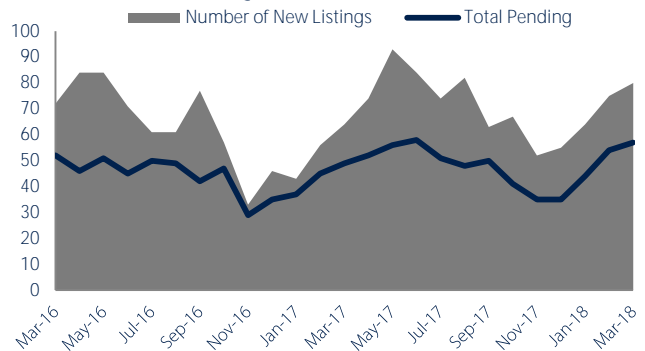
In March, there was 4.2 months of supply available in Middle River, compared to 3.1 in March 2017. That is an increase of 35% versus a year ago.

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.

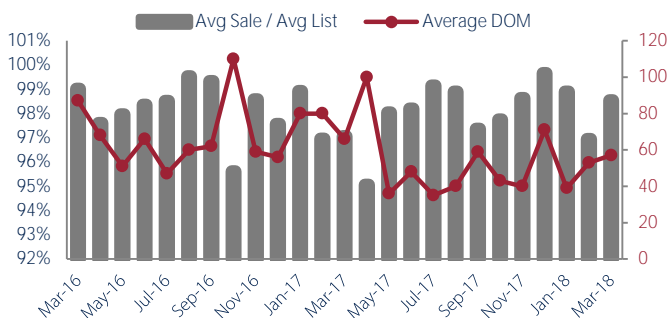
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Middle River compared to 64 in March 2017, an increase of 25%. There were 57 current contracts pending sale this March compared to 49 a year ago. The number of current contracts is 16% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Middle River was 98.6% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 66, a decrease of 14%.



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