

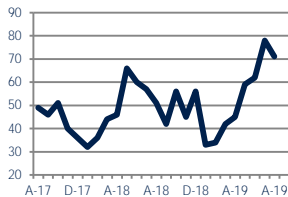
**Focus On: Middle River Housing Market**

August 2019

Zip Code(s): 21220

**Units Sold**

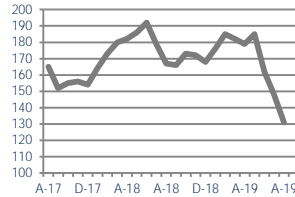
71



**Up**  
Vs. Year Ago

**Active Inventory**

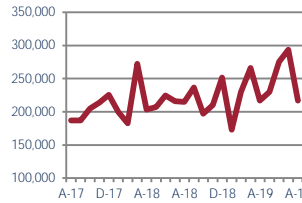
131



**Down -22%**  
Vs. Year Ago

**Median Sale Price**

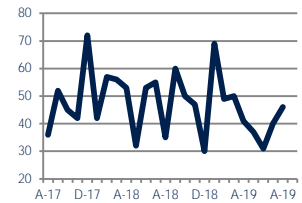
\$217,000



**Up 1%**  
Vs. Year Ago

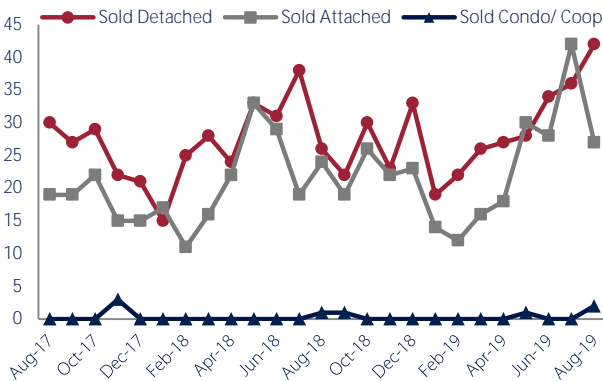
**Days On Market**

46



**Up 31%**  
Vs. Year Ago

**Units Sold\***



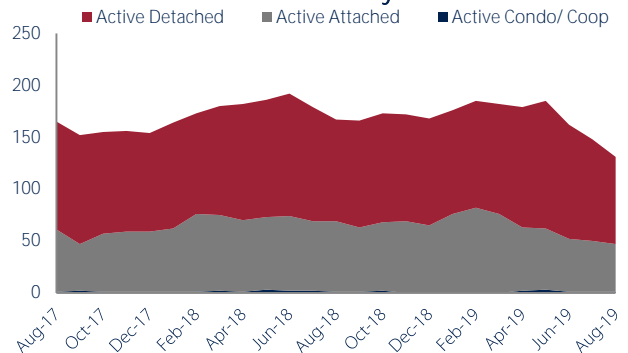
**Units Sold**

There was a decrease in total units sold in August, with 71 sold this month in Middle River. This month's total units sold was higher than at this time last year.

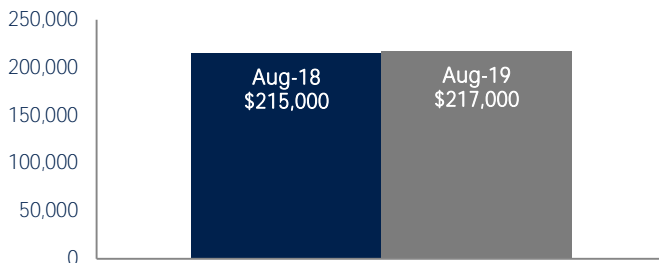
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 36 units or 22%. The total number of active inventory this August was 131 compared to 167 in August 2018. This month's total of 131 is lower than the previous month's total supply of available inventory of 148, a decrease of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Middle River Homes was \$215,000. This August, the median sale price was \$217,000, an increase of \$2,000 compared to last year. The current median sold price is lower than in July.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



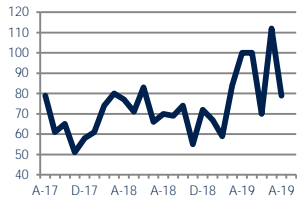
## Focus On: Middle River Housing Market

August 2019

Zip Code(s): 21220

### New Listings

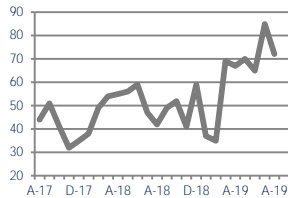
79



Up 13%  
Vs. Year Ago

### Current Contracts

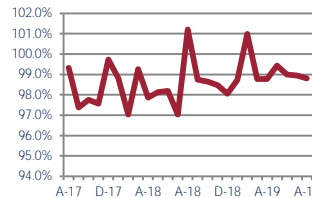
72



Up 71%  
Vs. Year Ago

### Sold Vs. List Price

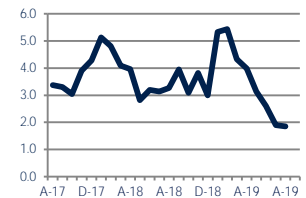
98.8%



Down -2.4%  
Vs. Year Ago

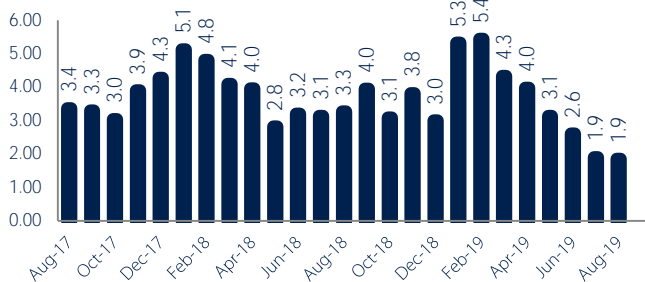
### Months of Supply

1.9



Down -43%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

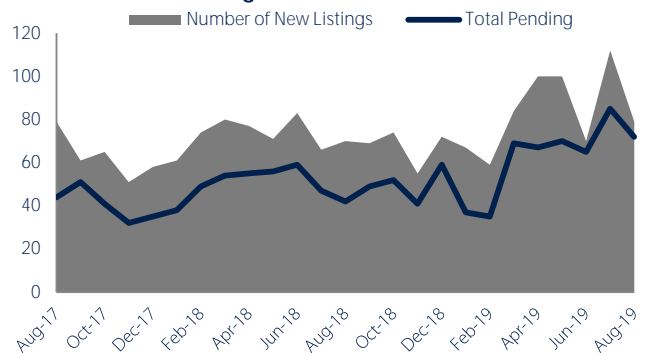
In August, there was 1.8 months of supply available in Middle River, compared to 3.3 in August 2018. That is a decrease of 44% versus a year ago.

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.

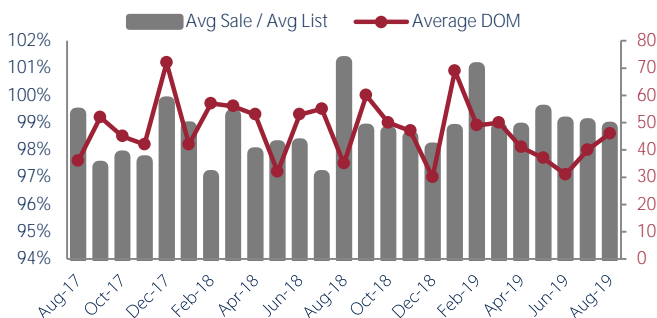
### New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Middle River compared to 70 in August 2018, an increase of 13%. There were 72 current contracts pending sale this August compared to 42 a year ago. The number of current contracts is 71% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Middle River was 98.8% of the average list price, which is 2.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 35, an increase of 31%.



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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

