



The Long & Foster Market Minute™

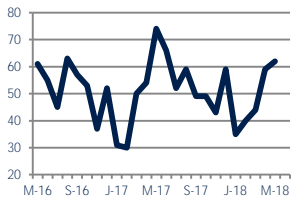
Focus On: Middletown, Myersville, and Knoxville Housing Market

May 2018

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

Units Sold

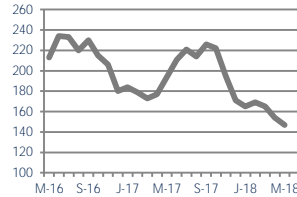
62



Down -16%
Vs. Year Ago

Active Inventory

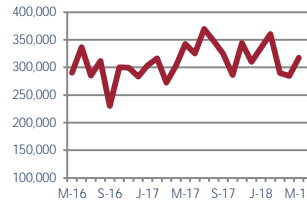
147



Down -24%
Vs. Year Ago

Median Sale Price

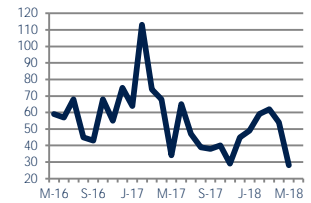
\$317,500



Down -7%
Vs. Year Ago

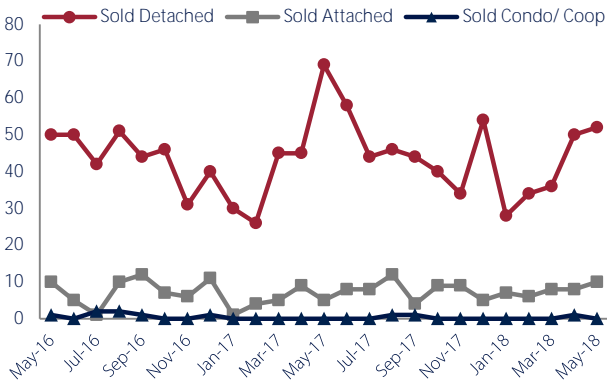
Days On Market

28



Down -18%
Vs. Year Ago

Units Sold*



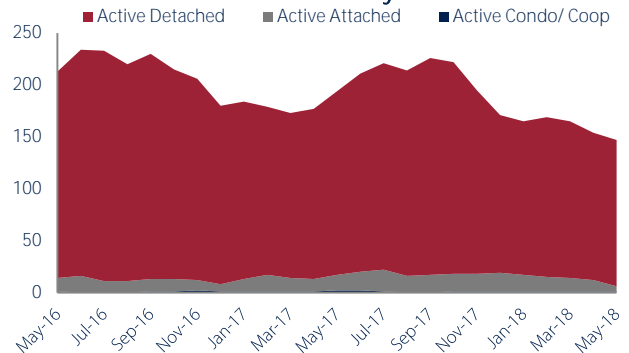
Units Sold

There was an increase in total units sold in May, with 62 sold this month in Middletown, Myersville, and Knoxville versus 59 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 24%. The total number of active inventory this May was 147 compared to 194 in May 2017. This month's total of 147 is lower than the previous month's total supply of available inventory of 154, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Middletown, Myersville, and Knoxville Homes was \$342,500. This May, the median sale price was \$317,500, a decrease of 7% or \$25,000 compared to last year. The current median sold price is 11% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Middletown, Myersville, and Knoxville are defined as properties listed in zip code/s 21769, 21773, 21758, 21716, 21755, 21777 and 21718.

*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

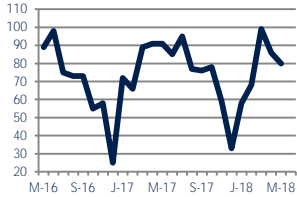




Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

New Listings

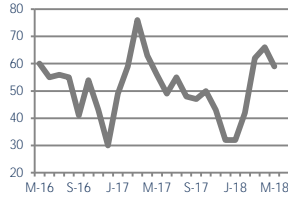
80



Down -12%
Vs. Year Ago

Current Contracts

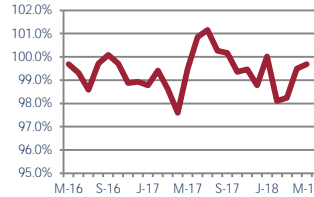
59



Up 5%
Vs. Year Ago

Sold Vs. List Price

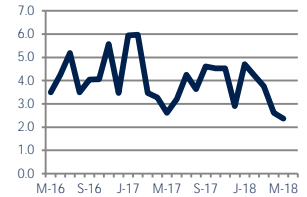
99.7%



No Change
Vs. Year Ago

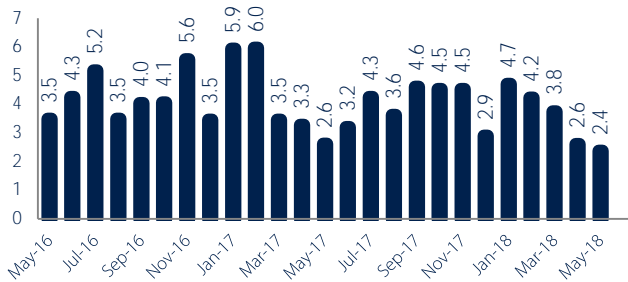
Months of Supply

2.4



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

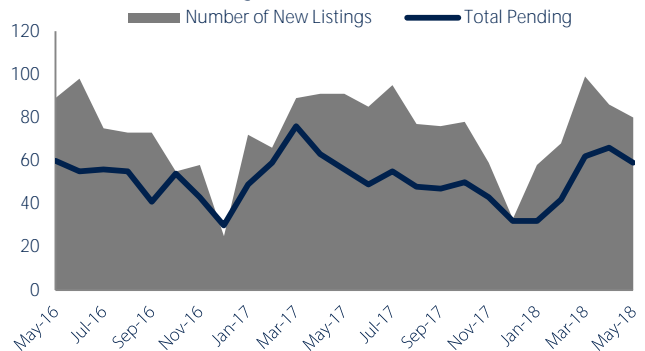
In May, there was 2.4 months of supply available in Middletown, Myersville, and Knoxville, compared to 2.6 in May 2017. That is a decrease of 10% versus a year ago.

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.

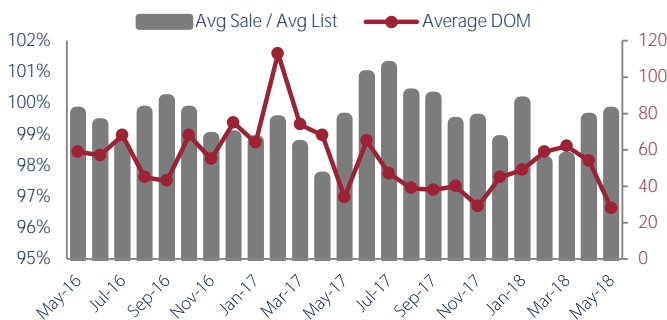
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 91 in May 2017, a decrease of 12%. There were 59 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 5% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Middletown, Myersville, and Knoxville was 99.7% 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 28, lower than the average last year, which was 34, a decrease of 18%.



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