



The Long & Foster Market Minute™

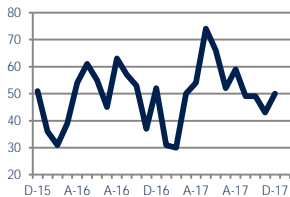
Focus On: Middletown, Myersville, and Knoxville Housing Market

December 2017

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

Units Sold

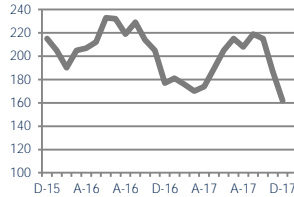
50



Down -4%
Vs. Year Ago

Active Inventory

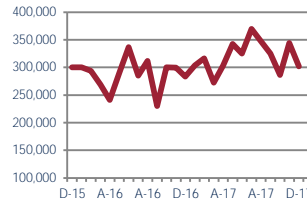
162



Down -8%
Vs. Year Ago

Median Sale Price

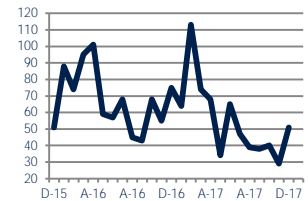
\$301,899



Up 6%
Vs. Year Ago

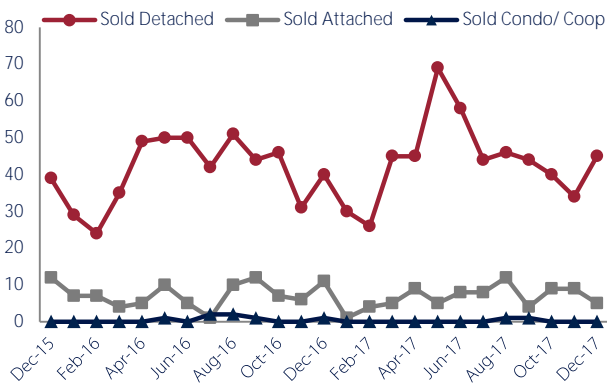
Days On Market

51



Down -32%
Vs. Year Ago

Units Sold*



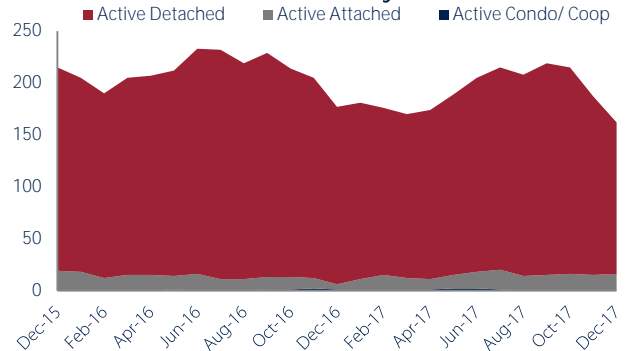
Units Sold

There was an increase in total units sold in December, with 50 sold this month in Middletown, Myersville, and Knoxville versus 43 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 4% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 8%. The total number of active inventory this December was 162 compared to 177 in December 2016. This month's total of 162 is lower than the previous month's total supply of available inventory of 187, a decrease of 13%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Middletown, Myersville, and Knoxville Homes was \$283,500. This December, the median sale price was \$301,899, an increase of 6% or \$18,399 compared to last year. The current median sold price is 12% lower than in November.

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

Median Sale Price



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





The Long & Foster Market Minute™

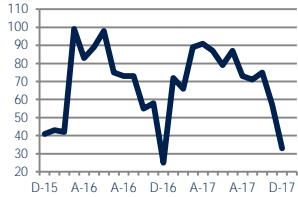
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New Listings

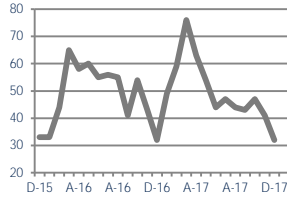
33



Up 32%
Vs. Year Ago

Current Contracts

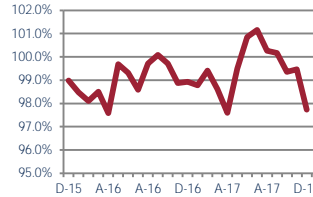
32



No Change
Vs. Year Ago

Sold Vs. List Price

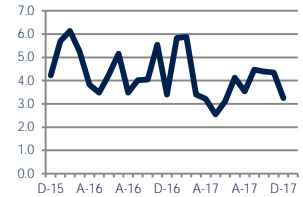
97.7%



Down -1.2%
Vs. Year Ago

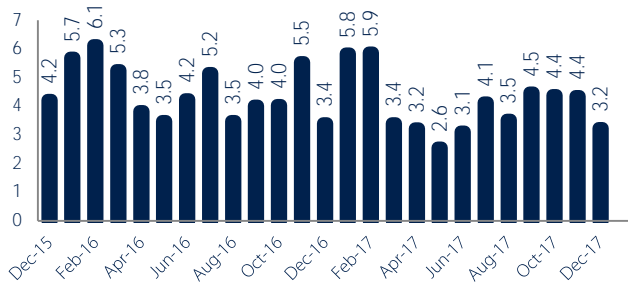
Months of Supply

3.2



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

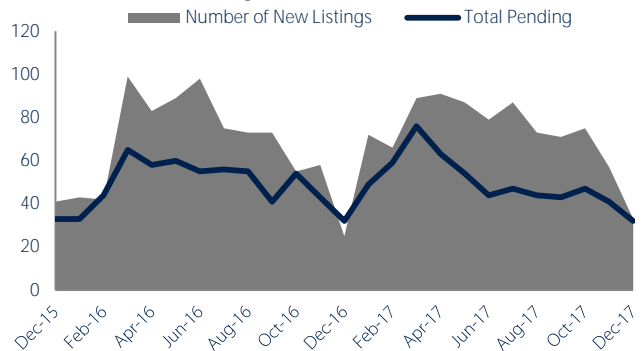
In December, there was 3.2 months of supply available in Middletown, Myersville, and Knoxville, compared to 3.4 in December 2016. That is a decrease of 5% versus a year ago.

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.

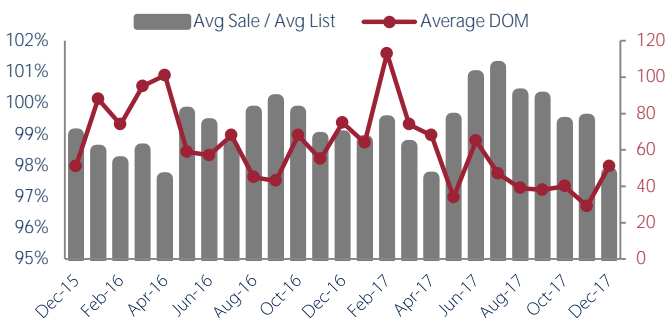
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 25 in December 2016, an increase of 32%. There were 32 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 22% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Middletown, Myersville, and Knoxville was 97.7% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 75, a decrease of 32%.



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