

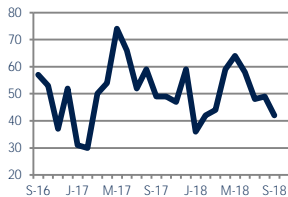
## Focus On: Middletown, Myersville, and Knoxville Housing Market

September 2018

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

### Units Sold

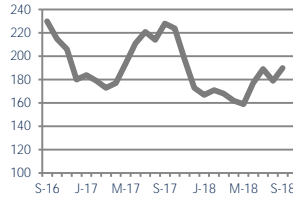
42



Down -14%  
Vs. Year Ago

### Active Inventory

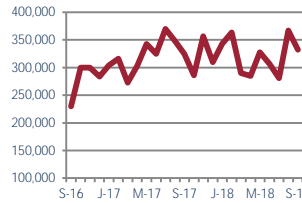
190



Down -17%  
Vs. Year Ago

### Median Sale Price

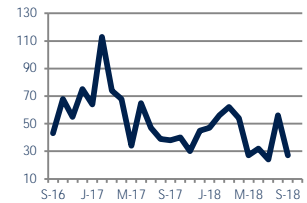
\$332,000



Up 2%  
Vs. Year Ago

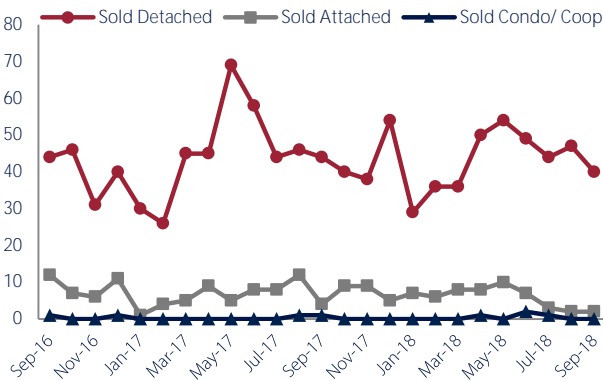
### Days On Market

27



Down -29%  
Vs. Year Ago

### Units Sold\*



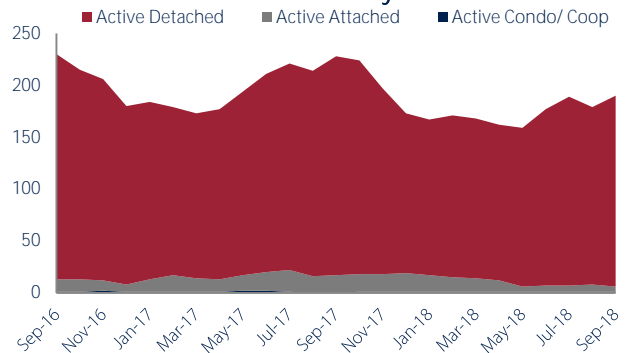
### Units Sold

There was a decrease in total units sold in September, with 42 sold this month in Middletown, Myersville, and Knoxville versus 49 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

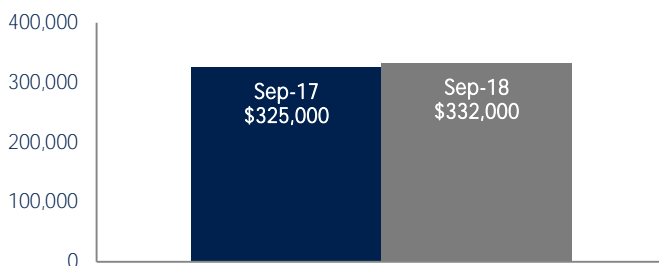
### Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 17%. The total number of active inventory this September was 190 compared to 228 in September 2017. This month's total of 190 is higher than the previous month's total supply of available inventory of 179, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Middletown, Myersville, and Knoxville Homes was \$325,000. This September, the median sale price was \$332,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is 10% lower than in August.

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



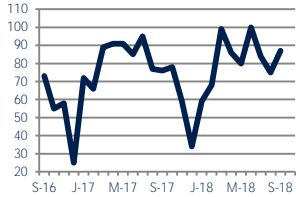
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September 2018

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

### New Listings

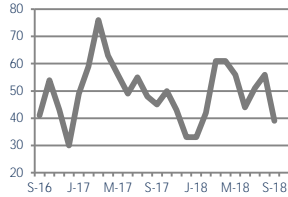
87



Up 14%  
Vs. Year Ago

### Current Contracts

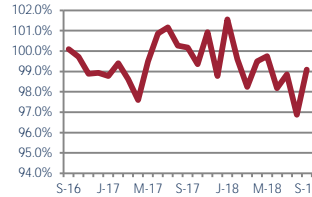
39



Down -13%  
Vs. Year Ago

### Sold Vs. List Price

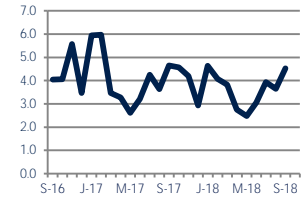
99.1%



Down -1.1%  
Vs. Year Ago

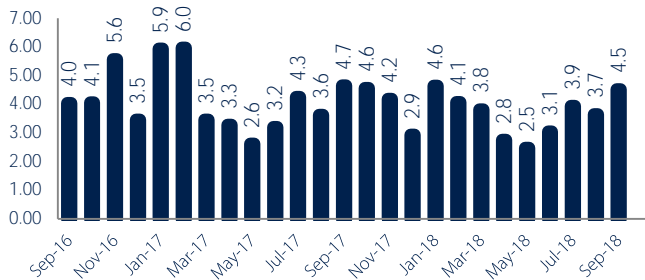
### Months of Supply

4.5



Down -3%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

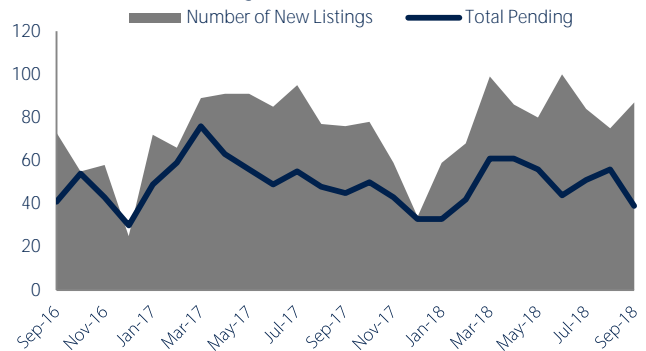
In September, there was 4.5 months of supply available in Middletown, Myersville, and Knoxville, compared to 4.7 in September 2017. That is a decrease of 3% versus a year ago.

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.

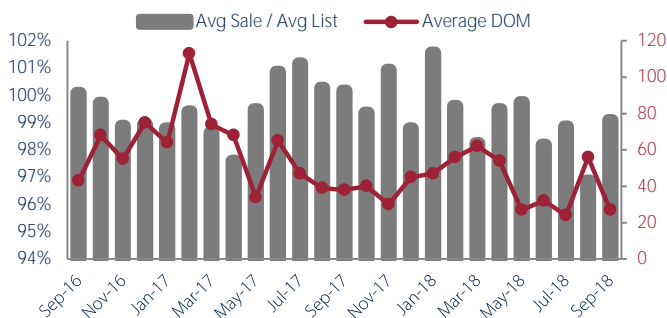
### New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 76 in September 2017, an increase of 14%. There were 39 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 13% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Middletown, Myersville, and Knoxville was 99.1% of the average list price, which is 1.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 38, a decrease of 29%.



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