



The Long & Foster Market Minute™

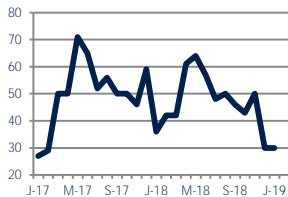
Focus On: Middletown, Myersville, and Knoxville Housing Market

January 2019

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

Units Sold

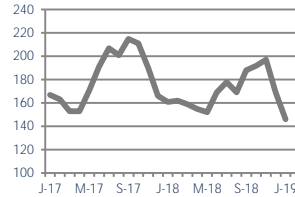
30



Down -17%
Vs. Year Ago

Active Inventory

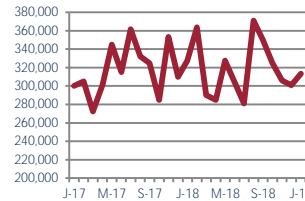
146



Down -9%
Vs. Year Ago

Median Sale Price

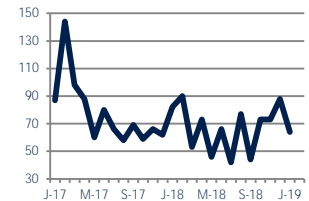
\$313,500



Down -4%
Vs. Year Ago

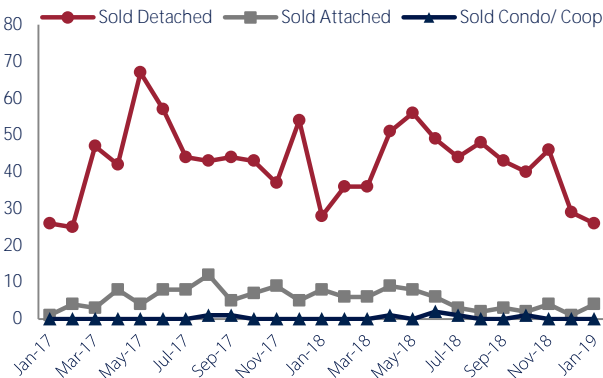
Days On Market

64



Down -22%
Vs. Year Ago

Units Sold*



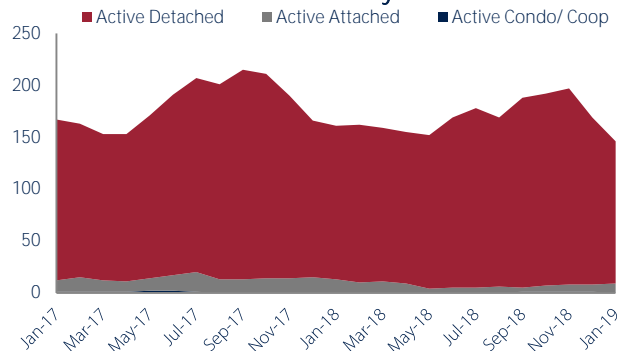
Units Sold

The number of units sold remained stable in January, with 30 sold this month in Middletown, Myersville, and Knoxville. This month's total units sold was lower than at this time last year, a decrease of 17% versus January 2018.

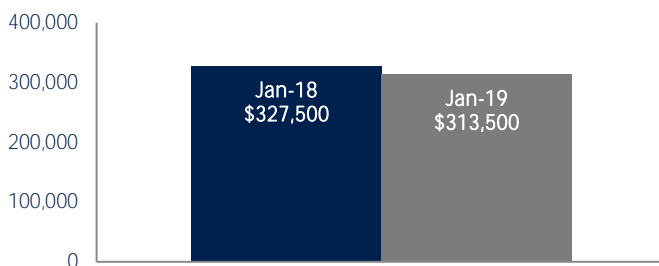
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 9%. The total number of active inventory this January was 146 compared to 161 in January 2018. This month's total of 146 is lower than the previous month's total supply of available inventory of 169, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Middletown, Myersville, and Knoxville Homes was \$327,500. This January, the median sale price was \$313,500, a decrease of 4% or \$14,000 compared to last year. The current median sold price is 4% higher than in December.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



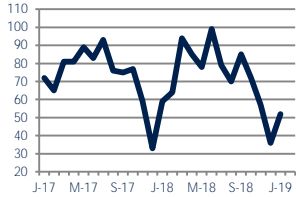
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New Listings

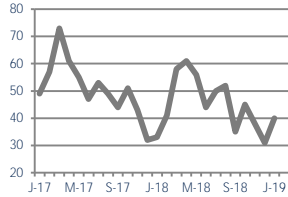
52



Down -12%
Vs. Year Ago

Current Contracts

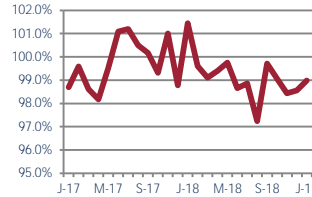
40



Up 21%
Vs. Year Ago

Sold Vs. List Price

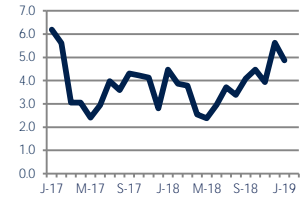
99.0%



Down -2.4%
Vs. Year Ago

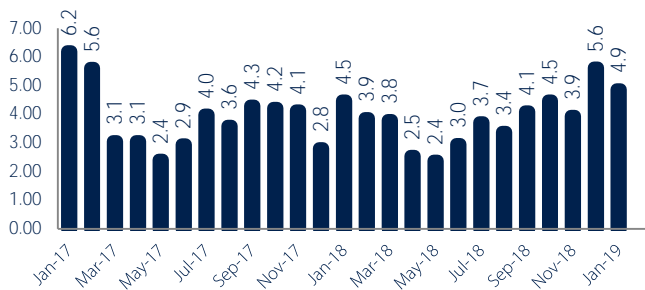
Months of Supply

4.9



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

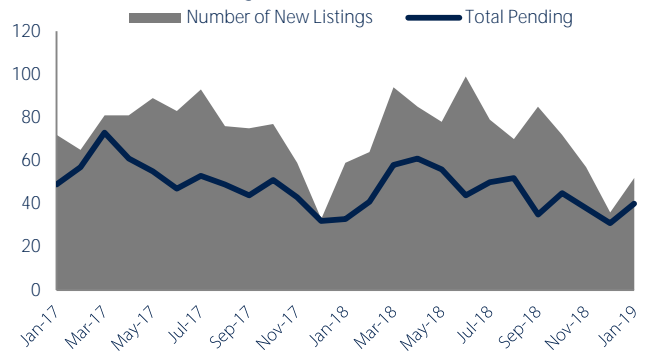
In January, there was 4.9 months of supply available in Middletown, Myersville, and Knoxville, compared to 4.5 in January 2018. That is an increase of 9% versus a year ago.

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.

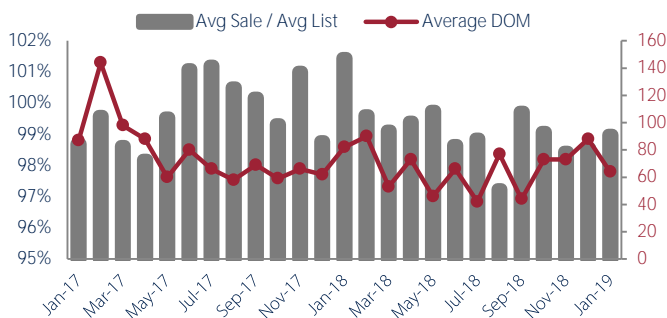
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 59 in January 2018, a decrease of 12%. There were 40 current contracts pending sale this January compared to 33 a year ago. The number of current contracts is 21% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Middletown, Myersville, and Knoxville was 99.0% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 82, a decrease of 22%.



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