



The Long & Foster Market Minute™

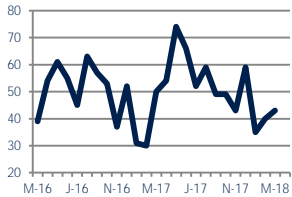
Focus On: Middletown, Myersville, and Knoxville Housing Market

March 2018

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

Units Sold

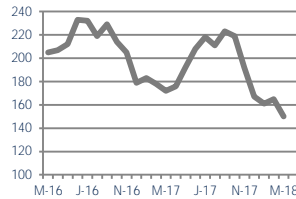
43



Down -14%
Vs. Year Ago

Active Inventory

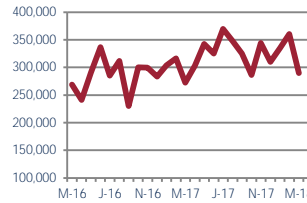
150



Down -13%
Vs. Year Ago

Median Sale Price

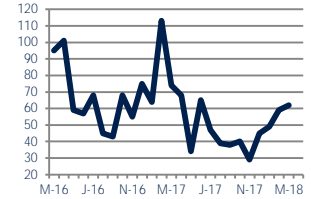
\$290,000



Up 6%
Vs. Year Ago

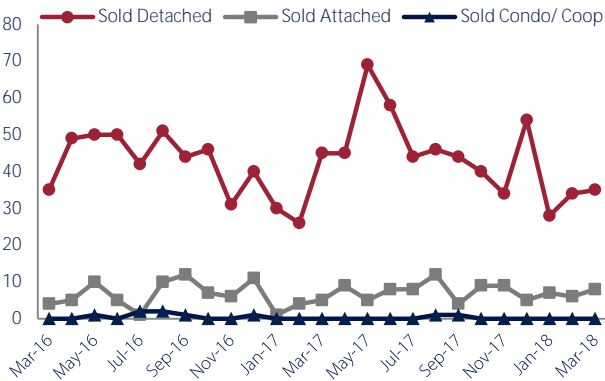
Days On Market

62



Down -16%
Vs. Year Ago

Units Sold*



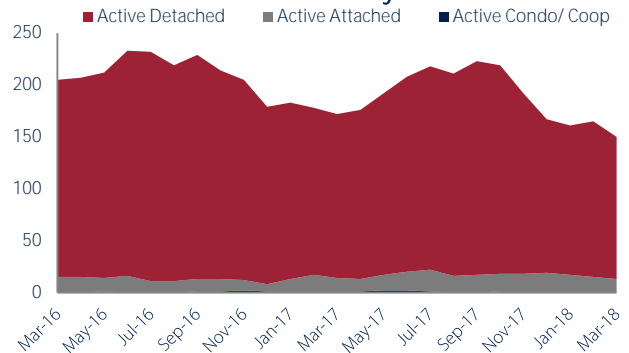
Units Sold

There was an increase in total units sold in March, with 43 sold this month in Middletown, Myersville, and Knoxville versus 40 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 14% versus March 2017.

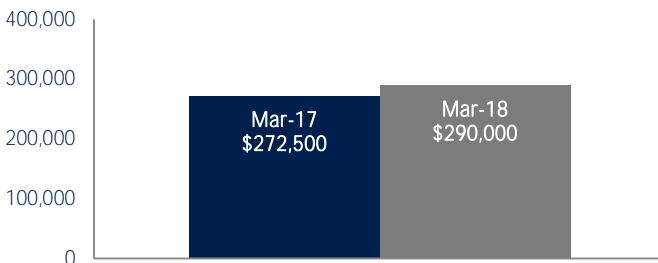
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 13%. The total number of active inventory this March was 150 compared to 172 in March 2017. This month's total of 150 is lower than the previous month's total supply of available inventory of 165, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Middletown, Myersville, and Knoxville Homes was \$272,500. This March, the median sale price was \$290,000, an increase of 6% or \$17,500 compared to last year. The current median sold price is 19% lower than in February.

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.

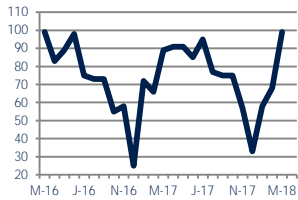




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New Listings

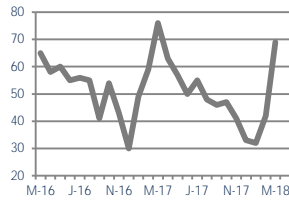
99



Up 11%
Vs. Year Ago

Current Contracts

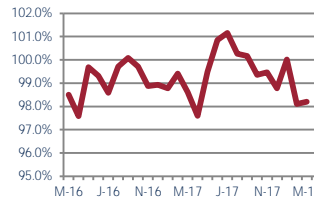
69



Down -9%
Vs. Year Ago

Sold Vs. List Price

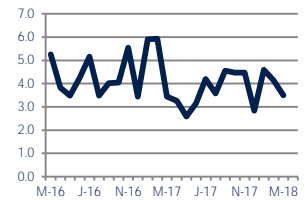
98.2%



No Change
Vs. Year Ago

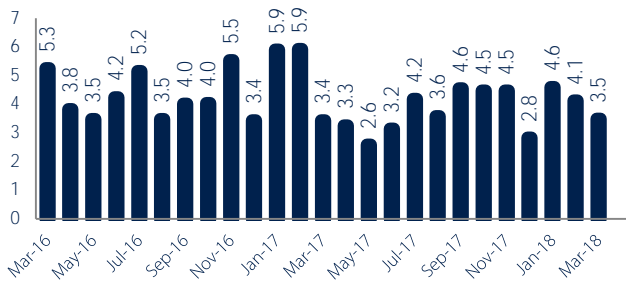
Months of Supply

3.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

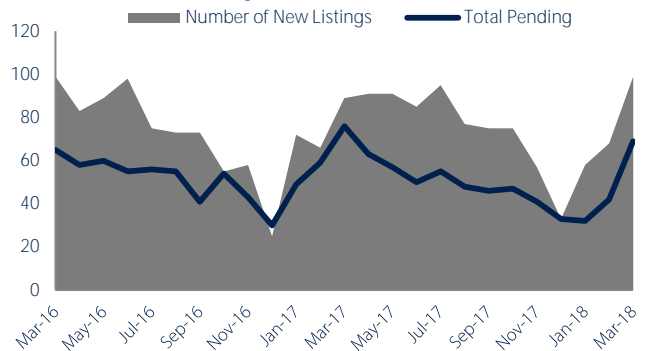
In March, there was 3.5 months of supply available in Middletown, Myersville, and Knoxville. The amount of supply is similar compared to a year ago.

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.

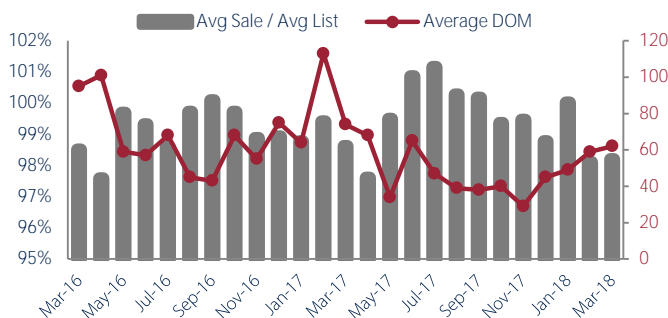
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 89 in March 2017, an increase of 11%. There were 69 current contracts pending sale this March compared to 76 a year ago. The number of current contracts is 9% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Middletown, Myersville, and Knoxville was 98.2% 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 62, lower than the average last year, which was 74, a decrease of 16%.



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