

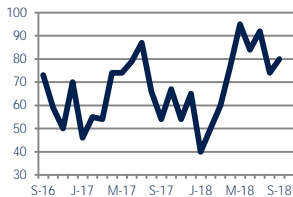
Focus On: Millersville and Severn Housing Market

September 2018

Zip Code(s): 21144 and 21108

Units Sold

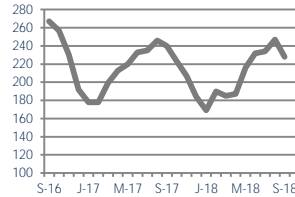
80



Up
Vs. Year Ago

Active Inventory

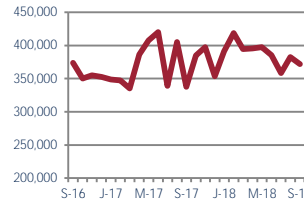
228



Down -5%
Vs. Year Ago

Median Sale Price

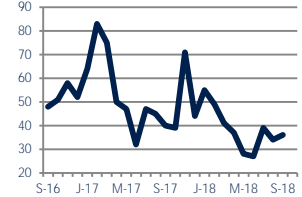
\$372,000



Up 10%
Vs. Year Ago

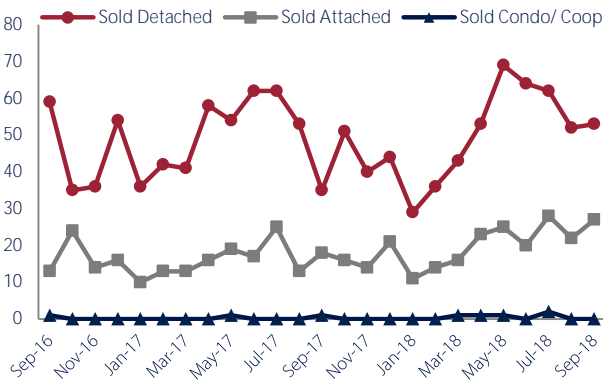
Days On Market

36



Down -10%
Vs. Year Ago

Units Sold*



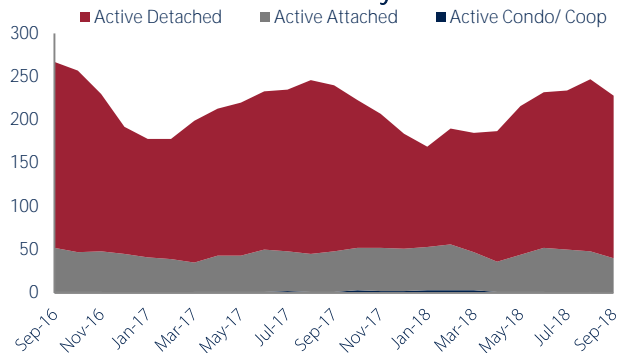
Units Sold

There was an increase in total units sold in September, with 80 sold this month in Millersville and Severn. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 5%. The total number of active inventory this September was 228 compared to 240 in September 2017. This month's total of 228 is lower than the previous month's total supply of available inventory of 247, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Millersville and Severn Homes was \$337,450. This September, the median sale price was \$372,000, an increase of 10% or \$34,550 compared to last year. The current median sold price is 3% 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.

Millersville and Severn are defined as properties listed in zip code/s 21144 and 21108.

*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

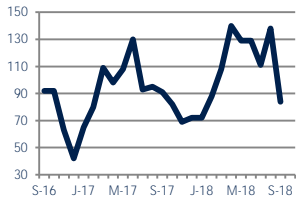




Zip Code(s): 21144 and 21108

New Listings

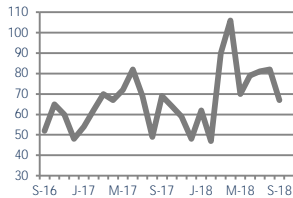
84



Down -8%
Vs. Year Ago

Current Contracts

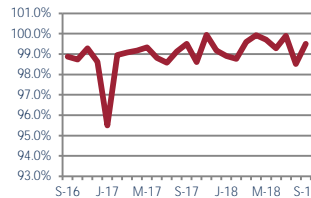
67



Down -3%
Vs. Year Ago

Sold Vs. List Price

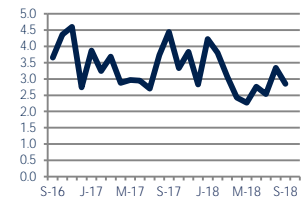
99.5%



No Change
Vs. Year Ago

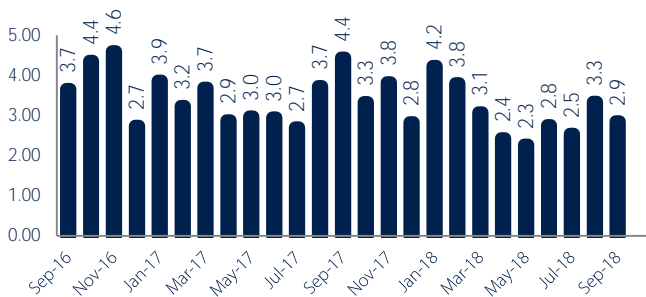
Months of Supply

2.9



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

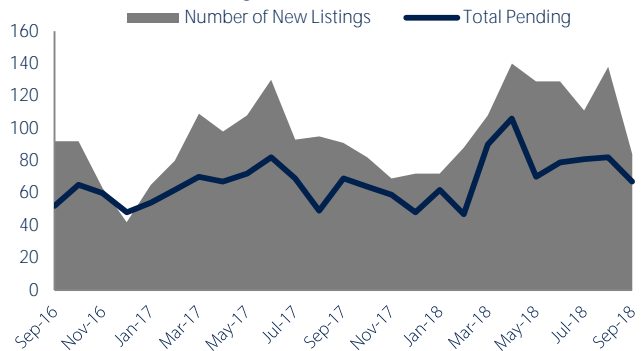
In September, there was 2.9 months of supply available in Millersville and Severn, compared to 4.4 in September 2017. That is a decrease of 36% versus a year ago.

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.

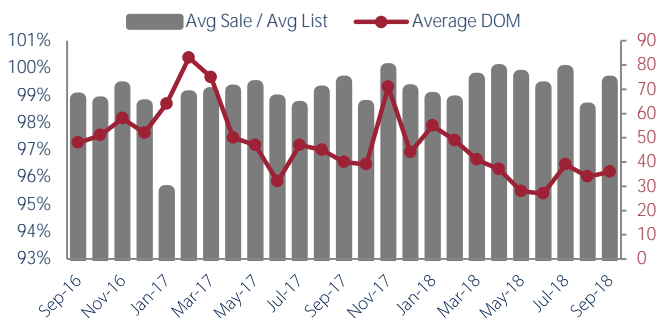
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Millersville and Severn compared to 91 in September 2017, a decrease of 8%. There were 67 current contracts pending sale this September compared to 69 a year ago. The number of current contracts is 3% 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 Millersville and Severn was 99.5% 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 36, lower than the average last year, which was 40, a decrease of 10%.



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