



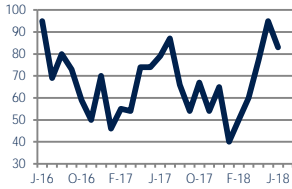
# The Long & Foster Market Minute™

## Focus On: Millersville and Severn Housing Market

June 2018

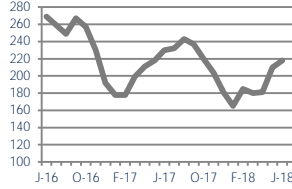
Zip Code(s): 21144 and 21108

**Units Sold**  
83



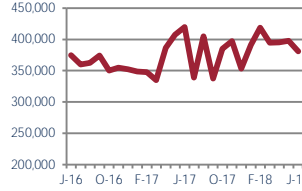
**Up 5%**  
Vs. Year Ago

**Active Inventory**  
218



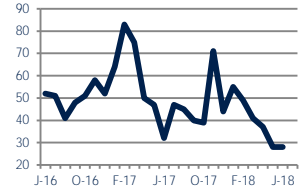
**Down -5%**  
Vs. Year Ago

**Median Sale Price**  
\$381,000



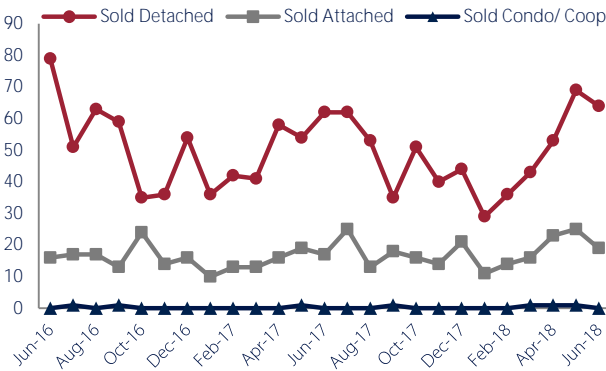
**Down -9%**  
Vs. Year Ago

**Days On Market**  
28



**Down -13%**  
Vs. Year Ago

### Units Sold\*



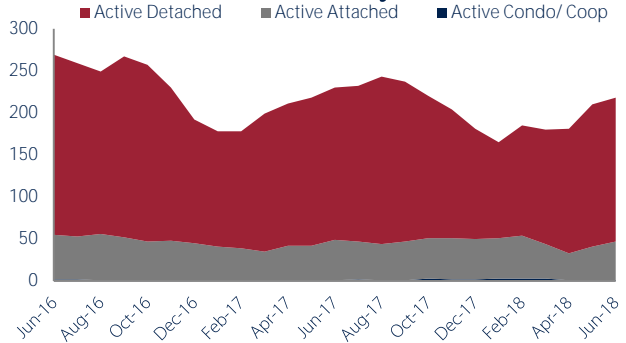
### Units Sold

There was a decrease in total units sold in June, with 83 sold this month in Millersville and Severn versus 95 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 5% versus June 2017.

### 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 June was 218 compared to 230 in June 2017. This month's total of 218 is higher than the previous month's total supply of available inventory of 210, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Millersville and Severn Homes was \$419,900. This June, the median sale price was \$381,000, a decrease of 9% or \$38,900 compared to last year. The current median sold price is 4% lower than in May.

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





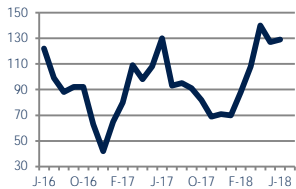
## Focus On: Millersville and Severn Housing Market

June 2018

Zip Code(s): 21144 and 21108

### New Listings

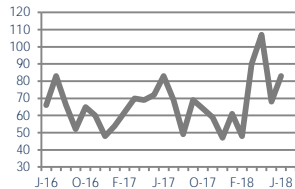
129



Down -1%  
Vs. Year Ago

### Current Contracts

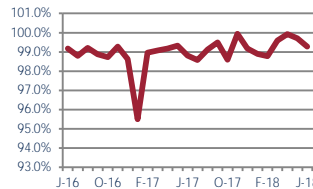
83



No Change  
Vs. Year Ago

### Sold Vs. List Price

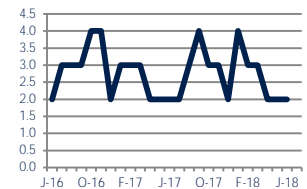
99.3%



No Change  
Vs. Year Ago

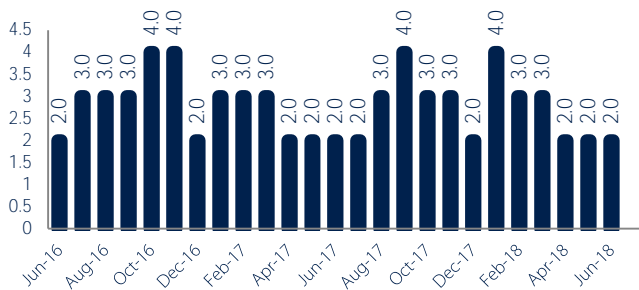
### Months of Supply

2.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

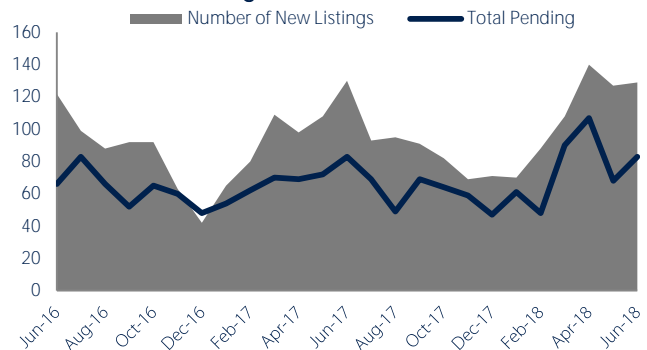
In June, there was 2.6 months of supply available in Millersville and Severn, compared to 2.9 in June 2017. That is a decrease of 10% versus a year ago.

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.

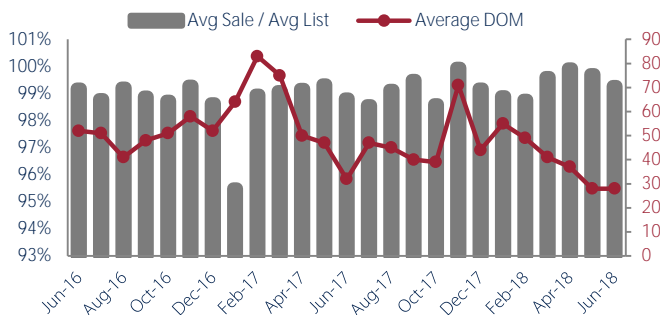
### New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Millersville and Severn compared to 130 in June 2017, a decrease of 1%. There were 83 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 22% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Millersville and Severn was 99.3% 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 28, lower than the average last year, which was 32, a decrease of 13%.



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