



# The Long & Foster Market Minute™

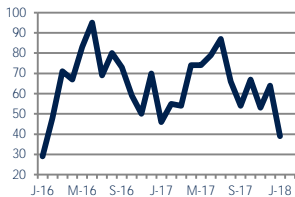
Focus On: Millersville and Severn Housing Market

January 2018

Zip Code(s): 21144 and 21108

## Units Sold

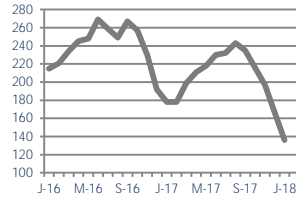
39



Down  
Vs. Year Ago

## Active Inventory

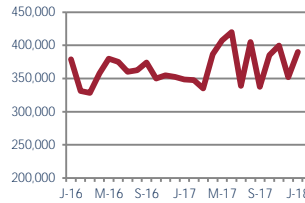
136



Down -24%  
Vs. Year Ago

## Median Sale Price

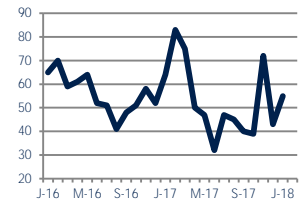
\$390,000



Up 12%  
Vs. Year Ago

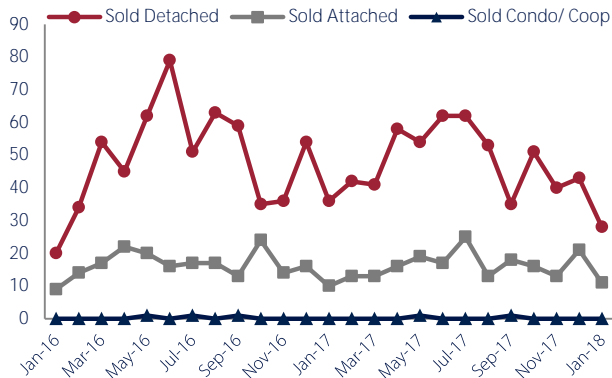
## Days On Market

55



Down -14%  
Vs. Year Ago

## Units Sold\*



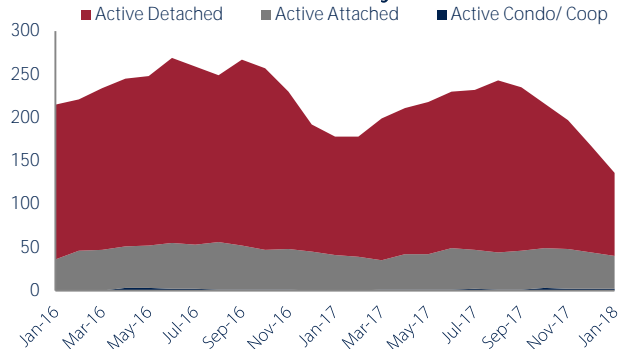
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 39 sold this month in Millersville and Severn. This month's total units sold was lower than at this time last year, a decrease from January 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 24%. The total number of active inventory this January was 136 compared to 178 in January 2017. This month's total of 136 is lower than the previous month's total supply of available inventory of 167, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Millersville and Severn Homes was \$348,750. This January, the median sale price was \$390,000, an increase of 12% or \$41,250 compared to last year. The current median sold price is 11% 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.

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.



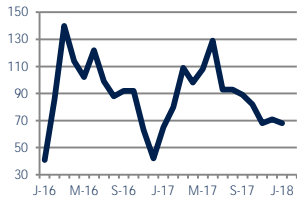
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21144 and 21108

### New Listings

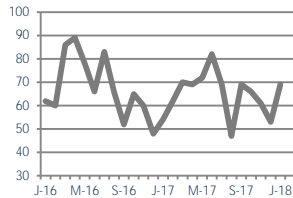
68



Up 5%  
Vs. Year Ago

### Current Contracts

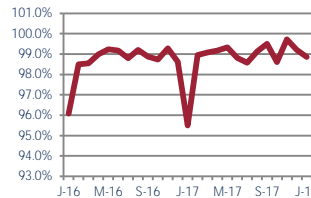
69



Up 28%  
Vs. Year Ago

### Sold Vs. List Price

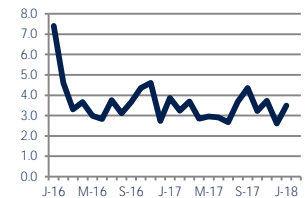
98.9%



Up 3.5%  
Vs. Year Ago

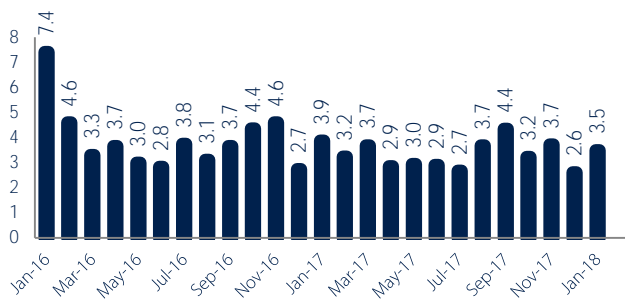
### Months of Supply

3.5



Down -10%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

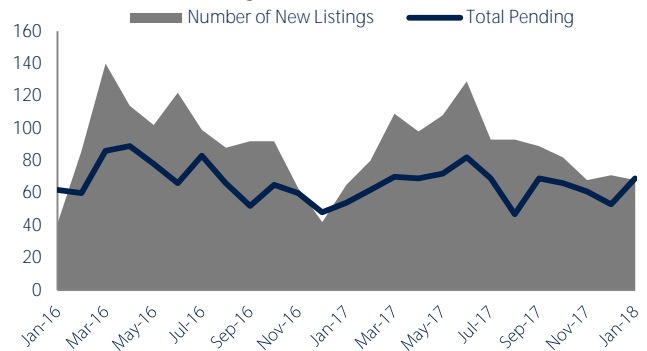
In January, there was 3.5 months of supply available in Millersville and Severn, compared to 3.9 in January 2017. That is a decrease of 10% versus a year ago.

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.

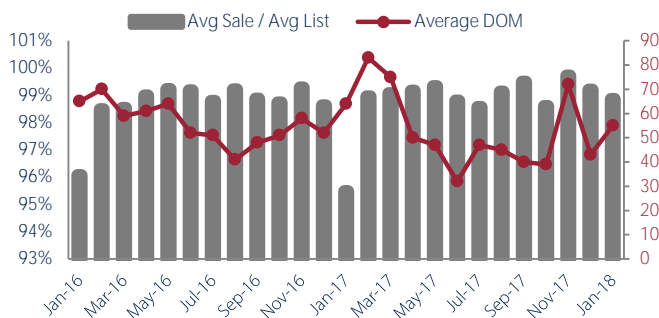
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Millersville and Severn compared to 65 in January 2017, an increase of 5%. There were 69 current contracts pending sale this January compared to 54 a year ago. The number of current contracts is 28% 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 Millersville and Severn was 98.9% of the average list price, which is 3.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 64, a decrease of 14%.



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