



The Long & Foster Market Minute™

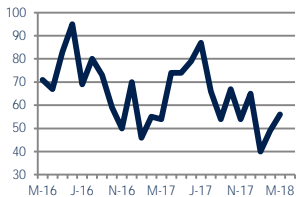
Focus On: Millersville and Severn Housing Market

March 2018

Zip Code(s): 21144 and 21108

Units Sold

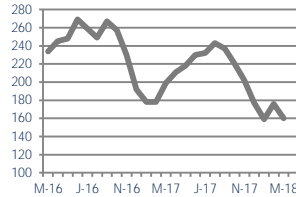
56



Up 4%
Vs. Year Ago

Active Inventory

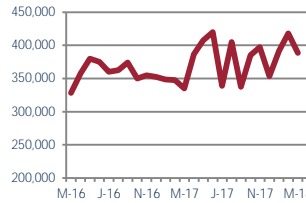
160



Down -20%
Vs. Year Ago

Median Sale Price

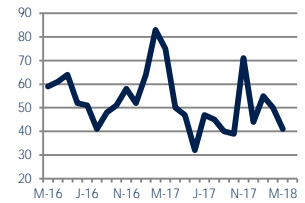
\$388,750



Up 16%
Vs. Year Ago

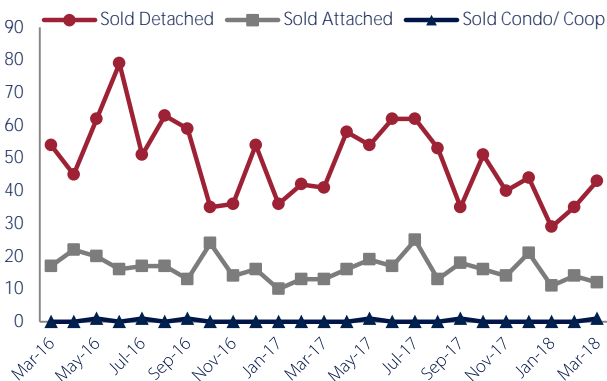
Days On Market

41



Down -45%
Vs. Year Ago

Units Sold*



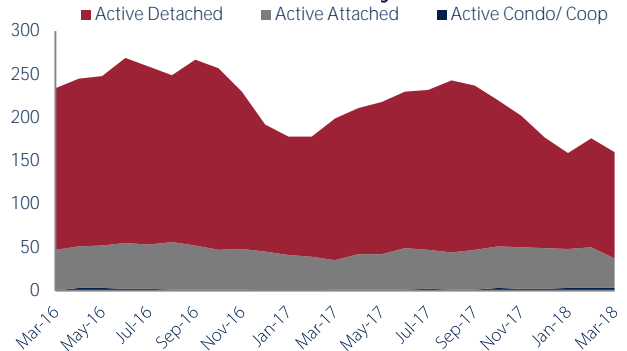
Units Sold

There was an increase in total units sold in March, with 56 sold this month in Millersville and Severn versus 49 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 4% versus March 2017.

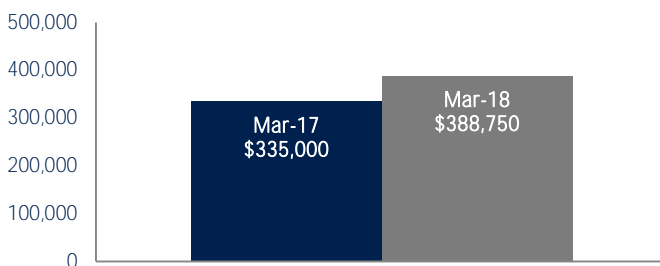
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 20%. The total number of active inventory this March was 160 compared to 199 in March 2017. This month's total of 160 is lower than the previous month's total supply of available inventory of 176, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Millersville and Severn Homes was \$335,000. This March, the median sale price was \$388,750, an increase of 16% or \$53,750 compared to last year. The current median sold price is 7% 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.

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





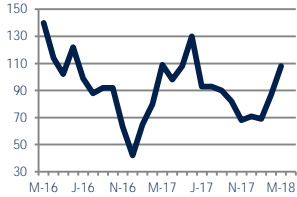
Focus On: Millersville and Severn Housing Market

March 2018

Zip Code(s): 21144 and 21108

New Listings

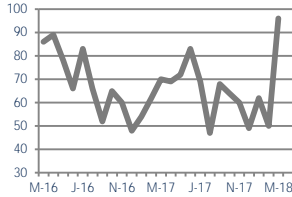
108



Down -1%
Vs. Year Ago

Current Contracts

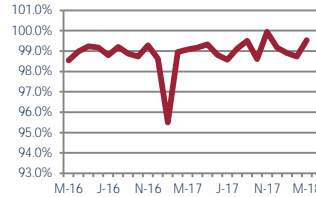
96



Up 37%
Vs. Year Ago

Sold Vs. List Price

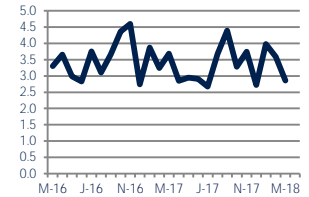
99.5%



No Change
Vs. Year Ago

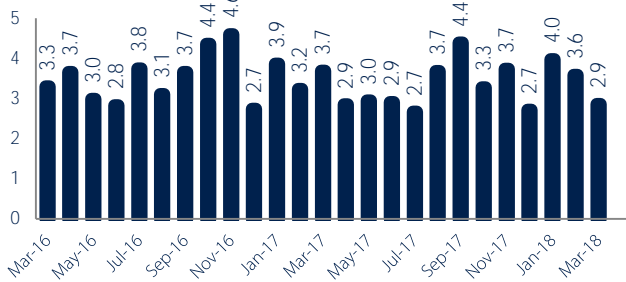
Months of Supply

2.9



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

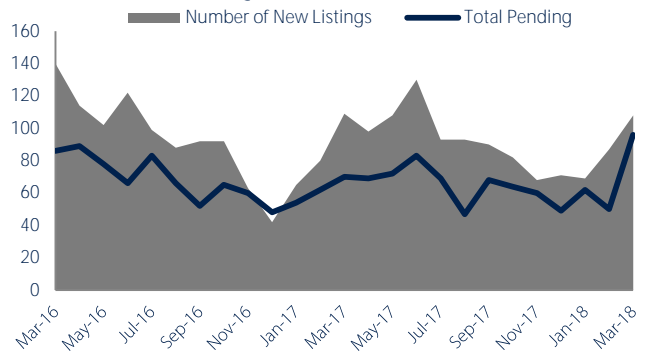
In March, there was 2.9 months of supply available in Millersville and Severn, compared to 3.7 in March 2017. That is a decrease of 22% versus a year ago.

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.

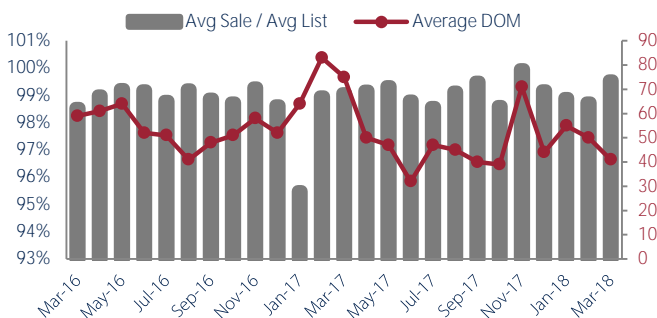
New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Millersville and Severn compared to 109 in March 2017, a decrease of 1%. There were 96 current contracts pending sale this March compared to 70 a year ago. The number of current contracts is 37% higher 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 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 41, lower than the average last year, which was 75, a decrease of 45%.



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.

