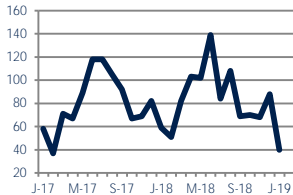


Zip Code(s): 21771, 21774, 21754 and 21770

Units Sold

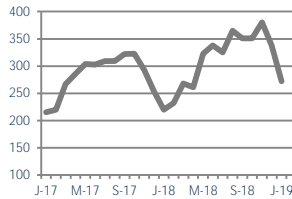
40



Down -32%
Vs. Year Ago

Active Inventory

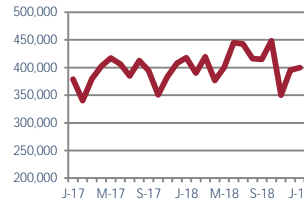
272



Up 24%
Vs. Year Ago

Median Sale Price

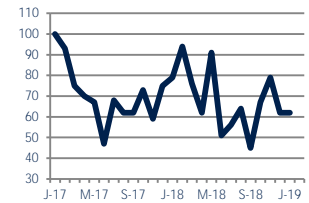
\$400,000



Down -4%
Vs. Year Ago

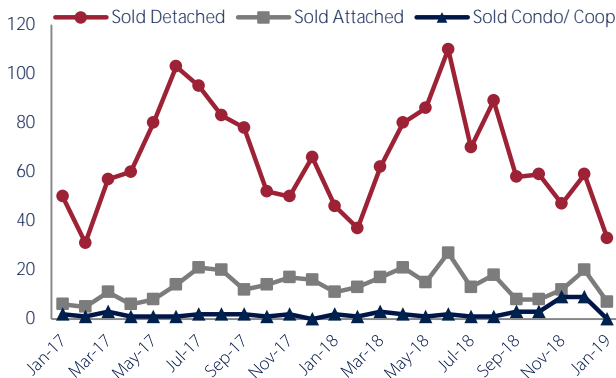
Days On Market

62



Down -22%
Vs. Year Ago

Units Sold*



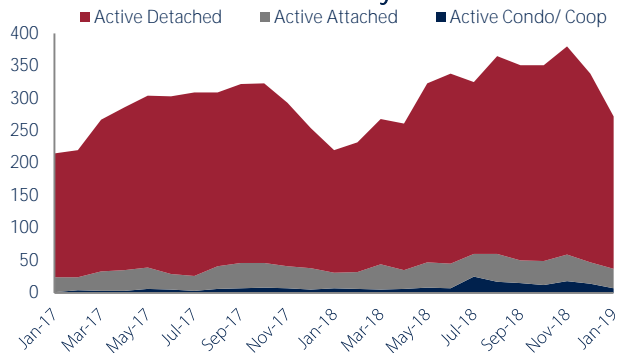
Units Sold

There was a decrease in total units sold in January, with 40 sold this month in Mount Airy, New Market, and Ijamsville. This month's total units sold was lower than at this time last year.

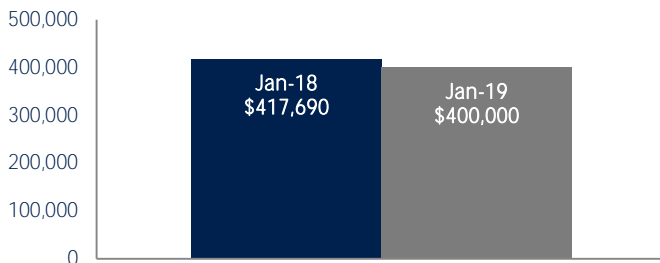
Active Inventory

Versus last year, the total number of homes available this month is higher by 52 units or 24%. The total number of active inventory this January was 272 compared to 220 in January 2018. This month's total of 272 is lower than the previous month's total supply of available inventory of 338, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$417,690. This January, the median sale price was \$400,000, a decrease of 4% or \$17,690 compared to last year. The current median sold price is 1% 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.

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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The Long & Foster Market Minute™

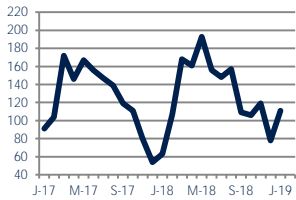
Focus On: Mount Airy, New Market, and Ijamsville Housing Market

January 2019

Zip Code(s): 21771, 21774, 21754 and 21770

New Listings

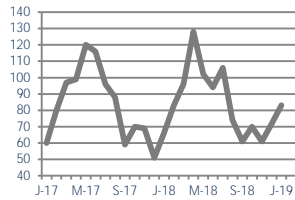
111



Up 76%
Vs. Year Ago

Current Contracts

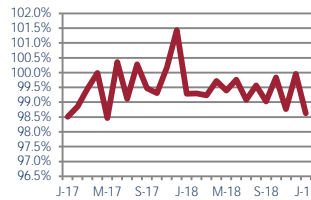
83



Up 26%
Vs. Year Ago

Sold Vs. List Price

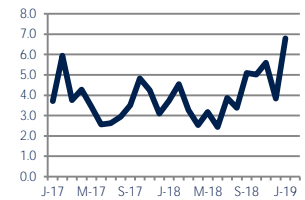
98.6%



Down -0.7%
Vs. Year Ago

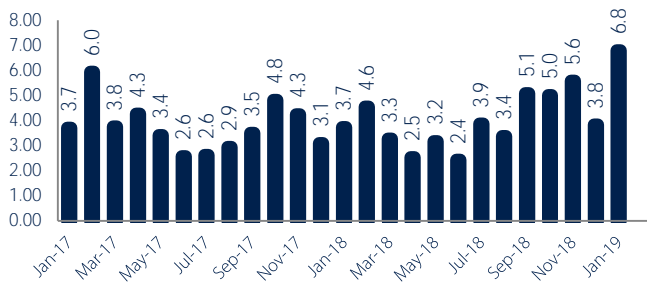
Months of Supply

6.8



Up 82%
Vs. Year Ago

Months Of Supply



Months of Supply

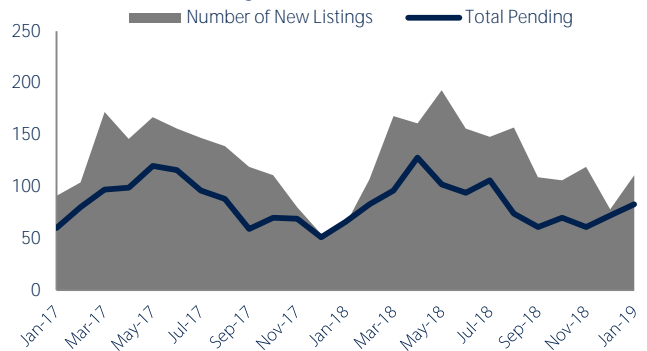
In January, there was 6.8 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 3.7 in January 2018. That is an increase of 82% versus a year ago.

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.

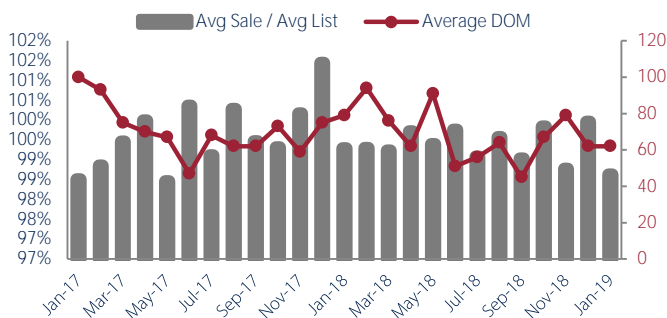
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 63 in January 2018, an increase of 76%. There were 83 current contracts pending sale this January compared to 66 a year ago. The number of current contracts is 26% 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 Mount Airy, New Market, and Ijamsville was 98.6% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, lower than the average last year, which was 79, a decrease of 22%.



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