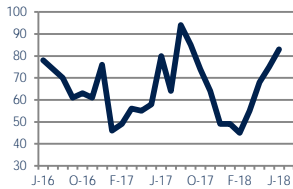


Focus On: Owings Mills Housing Market

June 2018

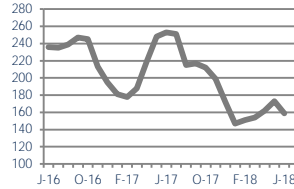
Zip Code(s): 21117

Units Sold
83



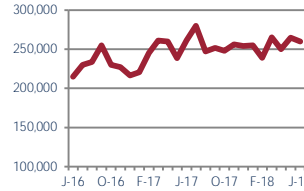
Up 4%
Vs. Year Ago

Active Inventory
159



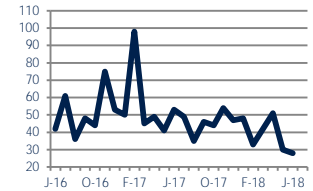
Down -37%
Vs. Year Ago

Median Sale Price
\$260,000



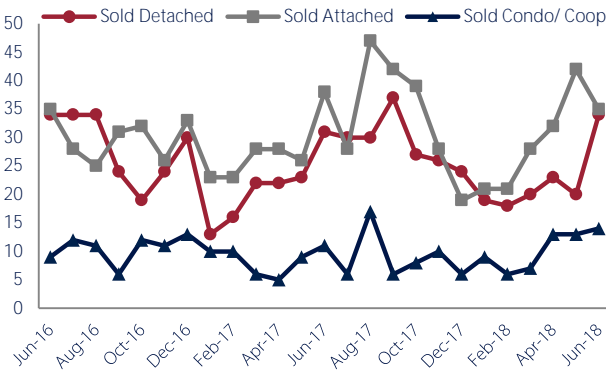
No Change
Vs. Year Ago

Days On Market
28



Down -47%
Vs. Year Ago

Units Sold*



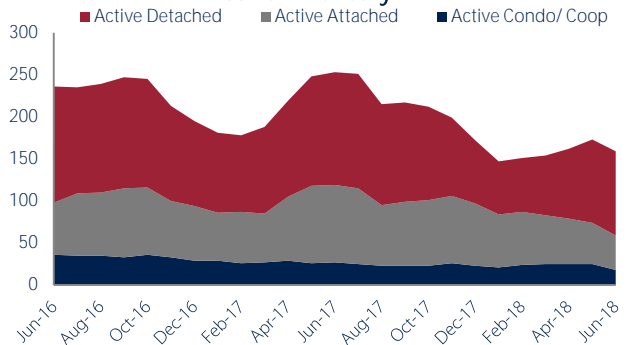
Units Sold

There was an increase in total units sold in June, with 83 sold this month in Owings Mills versus 75 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2017.

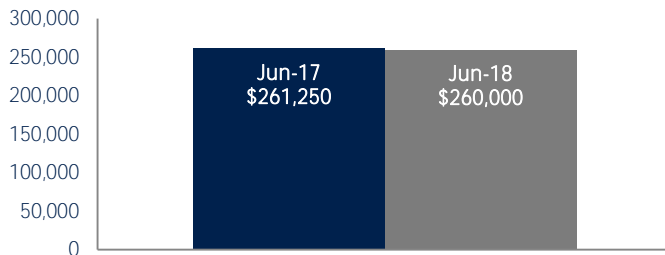
Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 37%. The total number of active inventory this June was 159 compared to 253 in June 2017. This month's total of 159 is lower than the previous month's total supply of available inventory of 173, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Owings Mills Homes was \$261,250. This June, the median sale price was \$260,000, which is similar compared to a year ago. The current median sold price is 2% 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.

Owings Mills are defined as properties listed in zip code/s 21117.

*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.



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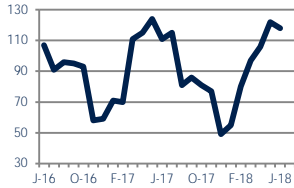
Focus On: Owings Mills Housing Market

June 2018

Zip Code(s): 21117

New Listings

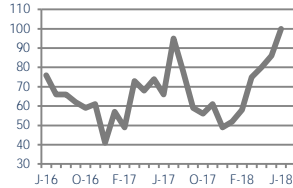
118



Up 6%
Vs. Year Ago

Current Contracts

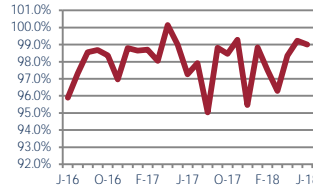
100



Up 52%
Vs. Year Ago

Sold Vs. List Price

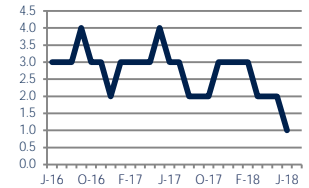
99.0%



Up 1.8%
Vs. Year Ago

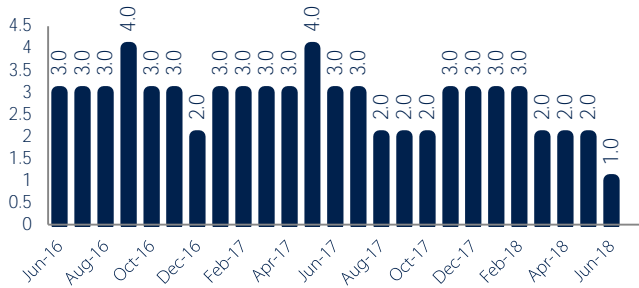
Months of Supply

1.0



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

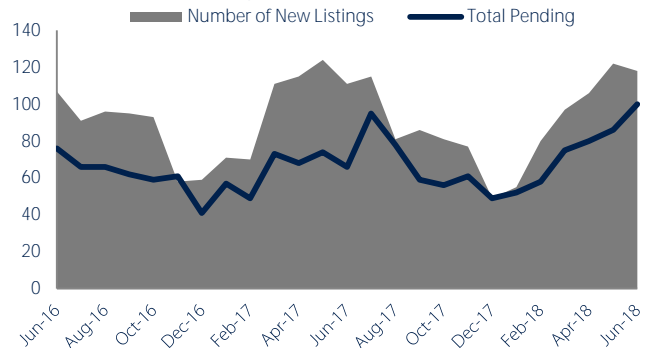
In June, there was 1.9 months of supply available in Owings Mills, compared to 3.2 in June 2017. That is a decrease of 39% versus a year ago.

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.

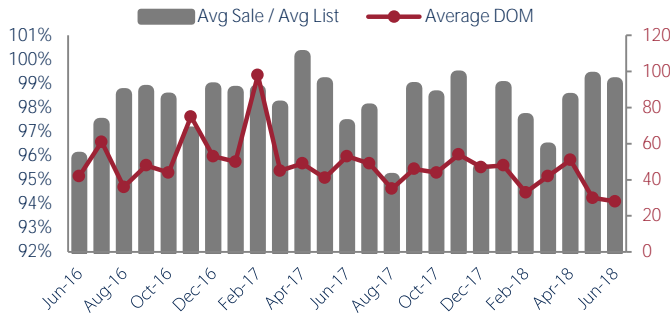
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Owings Mills compared to 111 in June 2017, an increase of 6%. There were 100 current contracts pending sale this June compared to 66 a year ago. The number of current contracts is 52% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Owings Mills was 99.0% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 53, a decrease of 47%.



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