



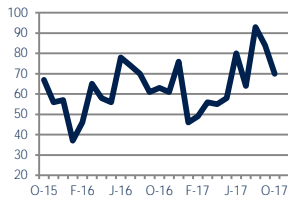
## Focus On: Owings Mills Housing Market

October 2017

Zip Code(s): 21117

### Units Sold

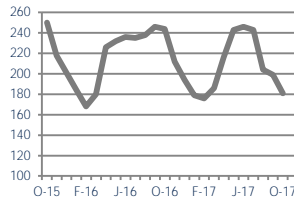
70



Up 11%  
Vs. Year Ago

### Active Inventory

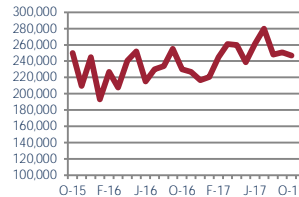
181



Down -26%  
Vs. Year Ago

### Median Sale Price

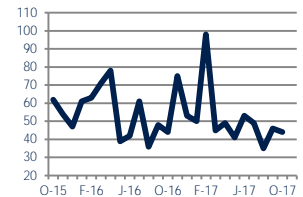
\$247,000



Up 7%  
Vs. Year Ago

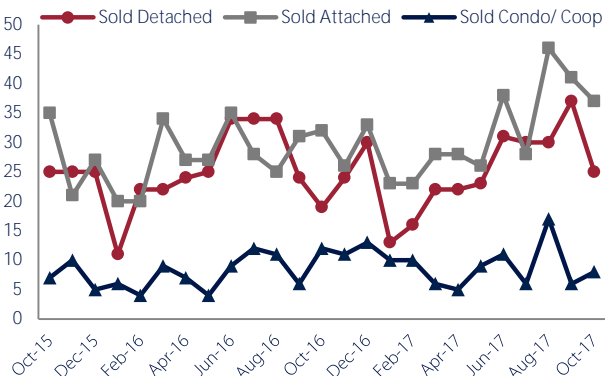
### Days On Market

44



No Change  
Vs. Year Ago

### Units Sold\*



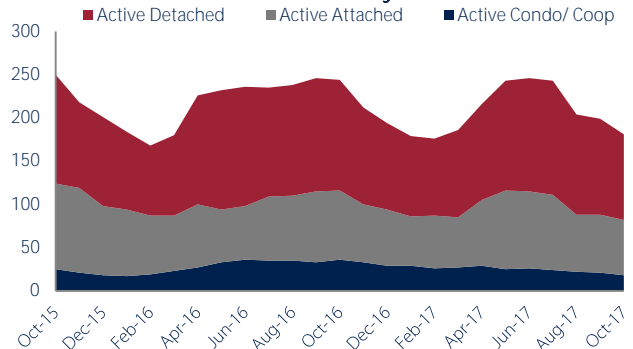
### Units Sold

There was a decrease in total units sold in October, with 70 sold this month in Owings Mills versus 84 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 11% versus October 2016.

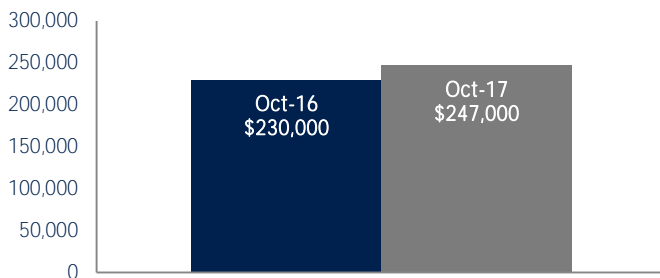
### Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 26%. The total number of active inventory this October was 181 compared to 244 in October 2016. This month's total of 181 is lower than the previous month's total supply of available inventory of 199, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Owings Mills Homes was \$230,000. This October, the median sale price was \$247,000, an increase of 7% or \$17,000 compared to last year. The current median sold price is 1% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

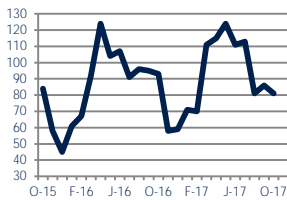
## Focus On: Owings Mills Housing Market

October 2017

Zip Code(s): 21117

### New Listings

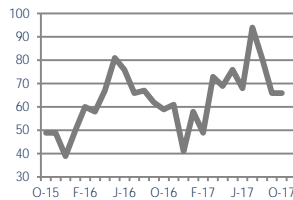
81



Down -13%  
Vs. Year Ago

### Current Contracts

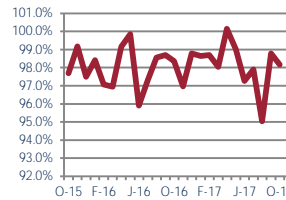
66



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

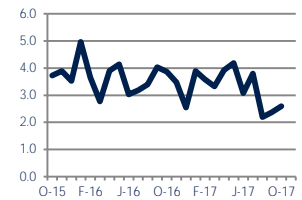
98.2%



No Change  
Vs. Year Ago

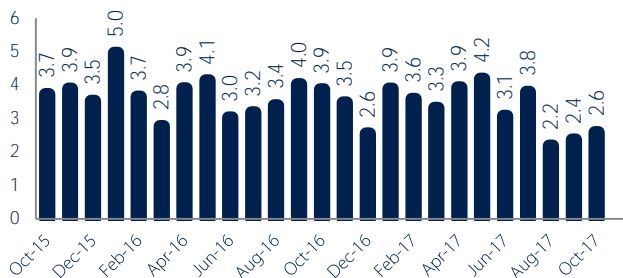
### Months of Supply

2.6



Down -33%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

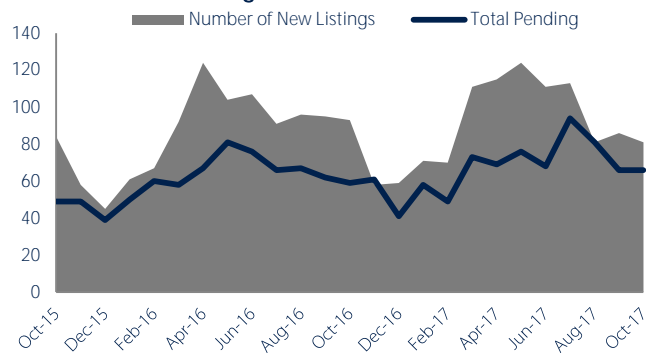
In October, there was 2.6 months of supply available in Owings Mills, compared to 3.9 in October 2016. That is a decrease of 33% versus a year ago.

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.

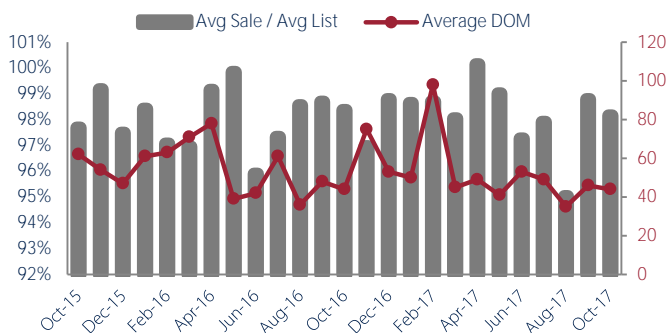
### New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Owings Mills compared to 93 in October 2016, a decrease of 13%. There were 66 current contracts pending sale this October compared to 59 a year ago. The number of current contracts remained stable as compared to last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Owings Mills was 98.2% 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 44, which is similar compared to a year ago.