



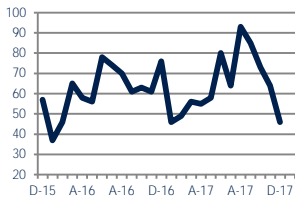
Focus On: Owings Mills Housing Market

December 2017

Zip Code(s): 21117

Units Sold

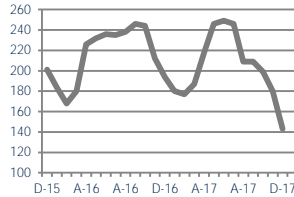
46



Down  
Vs. Year Ago

Active Inventory

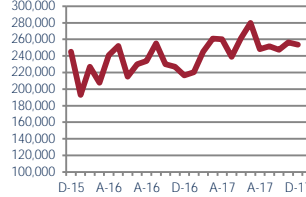
143



Down -26%  
Vs. Year Ago

Median Sale Price

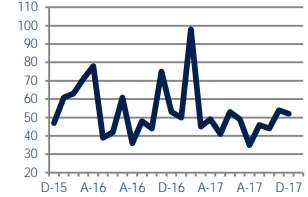
\$253,500



Up 17%  
Vs. Year Ago

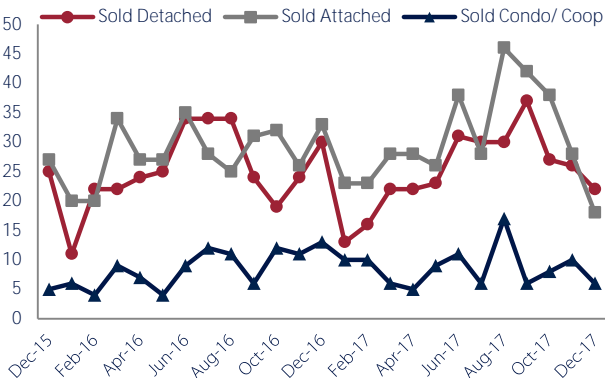
Days On Market

52



Down -2%  
Vs. Year Ago

Units Sold\*



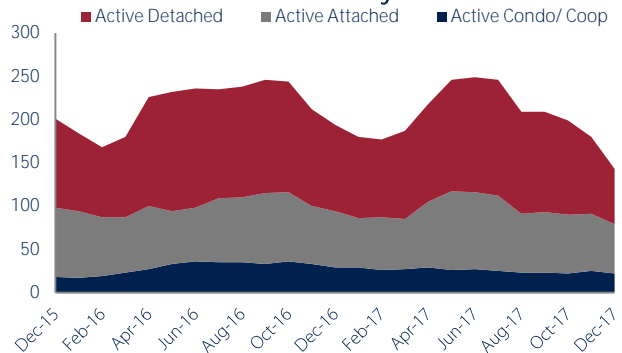
Units Sold

There was a decrease in total units sold in December, with 46 sold this month in Owings Mills. 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 lower by 51 units or 26%. The total number of active inventory this December was 143 compared to 194 in December 2016. This month's total of 143 is lower than the previous month's total supply of available inventory of 180, a decrease of 21%.

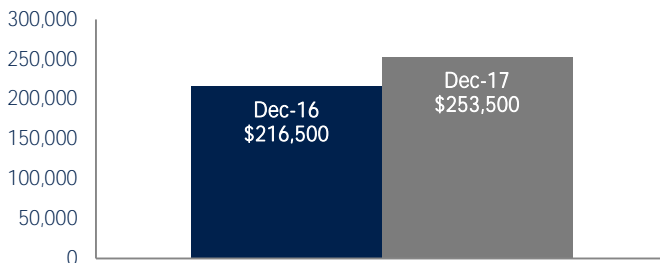
Active Inventory\*



Median Sale Price

Last December, the median sale price for Owings Mills Homes was \$216,500. This December, the median sale price was \$253,500, an increase of 17% or \$37,000 compared to last year. The current median sold price is 1% lower than in November.

Median Sale Price



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.





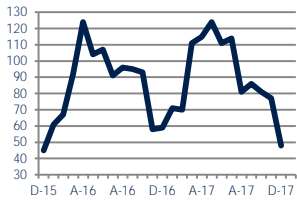
## Focus On: Owings Mills Housing Market

December 2017

Zip Code(s): 21117

### New Listings

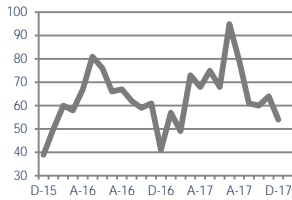
48



Down -19%  
Vs. Year Ago

### Current Contracts

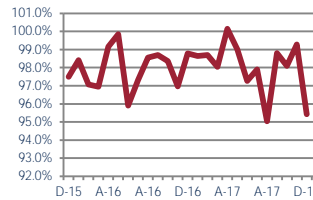
54



Up 32%  
Vs. Year Ago

### Sold Vs. List Price

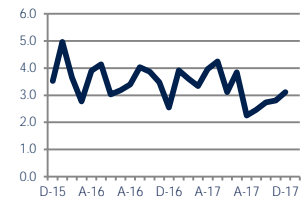
95.4%



Down -3.4%  
Vs. Year Ago

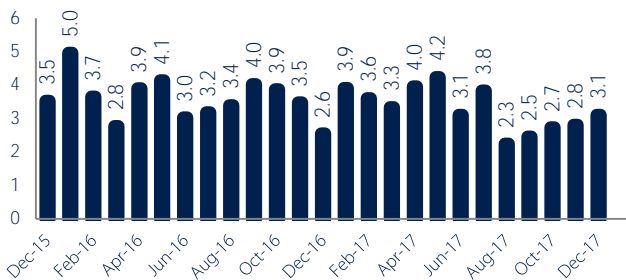
### Months of Supply

3.1



Up 22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

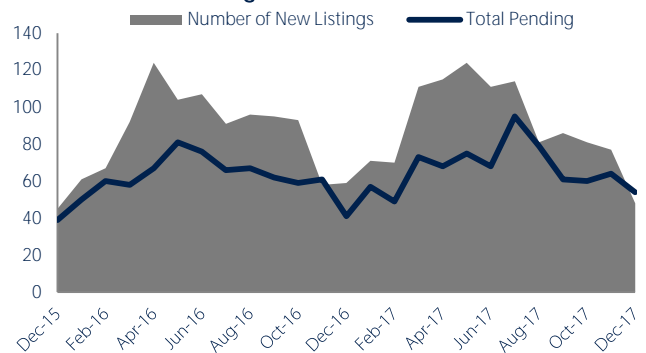
In December, there was 3.1 months of supply available in Owings Mills, compared to 2.6 in December 2016. That is an increase of 22% versus a year ago.

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.

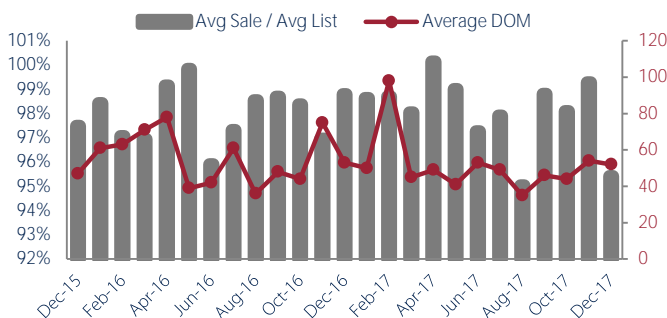
### New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Owings Mills compared to 59 in December 2016, a decrease of 19%. There were 54 current contracts pending sale this December compared to 41 a year ago. The number of current contracts is 32% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Owings Mills was 95.4% of the average list price, which is 3.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 53, a decrease of 2%.



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