

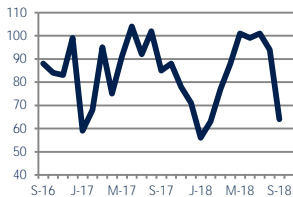
Focus On: Parkville Housing Market

September 2018

Zip Code(s): 21234

Units Sold

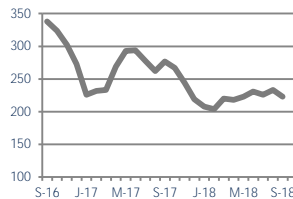
64



Down -25%
Vs. Year Ago

Active Inventory

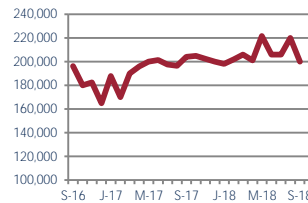
223



Down -19%
Vs. Year Ago

Median Sale Price

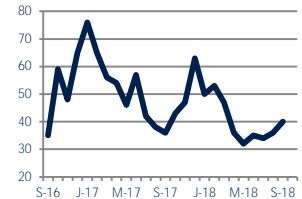
\$200,000



Down -2%
Vs. Year Ago

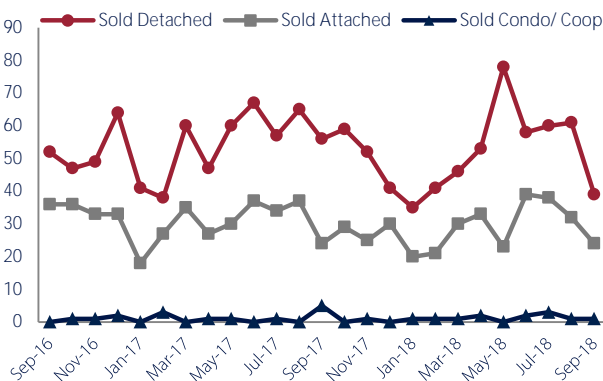
Days On Market

40



Up 11%
Vs. Year Ago

Units Sold*



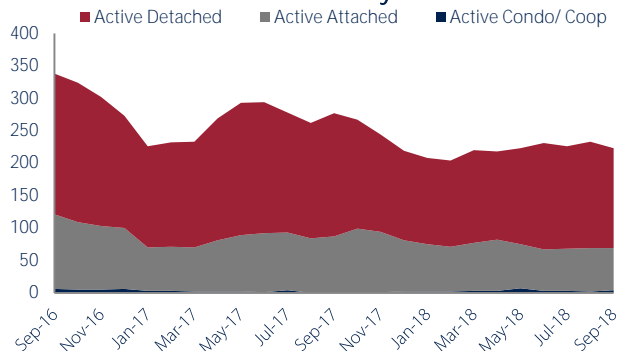
Units Sold

There was a decrease in total units sold in September, with 64 sold this month in Parkville versus 94 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 25% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 19%. The total number of active inventory this September was 223 compared to 277 in September 2017. This month's total of 223 is lower than the previous month's total supply of available inventory of 233, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Parkville Homes was \$204,000. This September, the median sale price was \$200,000, a decrease of 2% or \$4,000 compared to last year. The current median sold price is 9% lower than in August.

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

Parkville are defined as properties listed in zip code/s 21234.

*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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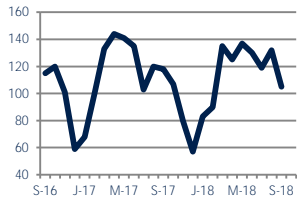
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September 2018

Zip Code(s): 21234

New Listings

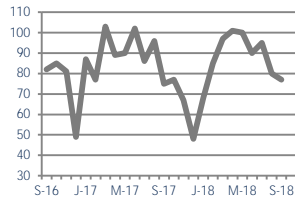
105



Down -11%
Vs. Year Ago

Current Contracts

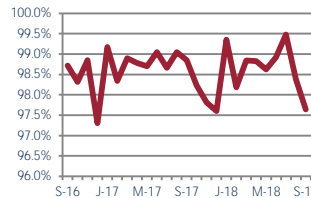
77



Up 3%
Vs. Year Ago

Sold Vs. List Price

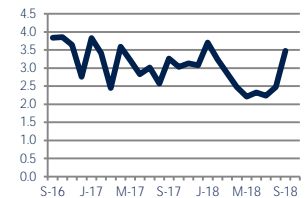
97.6%



Down -1.2%
Vs. Year Ago

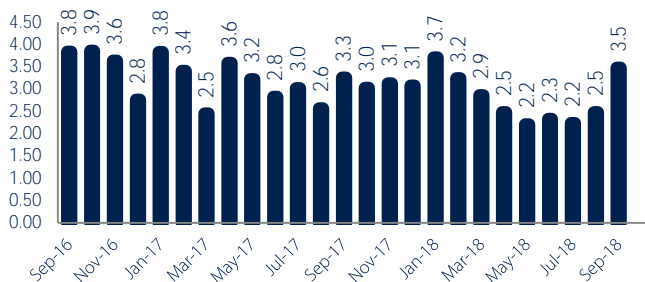
Months of Supply

3.5



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

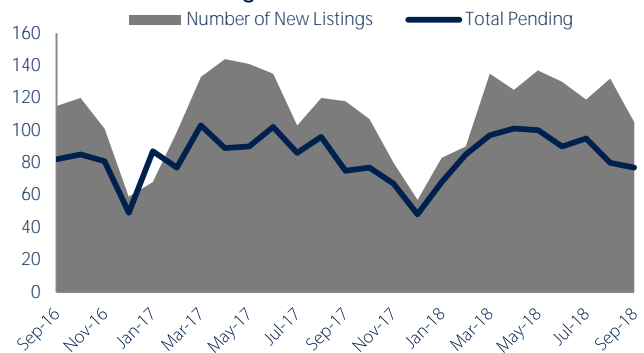
In September, there was 3.5 months of supply available in Parkville, compared to 3.3 in September 2017. That is an increase of 7% versus a year ago.

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.

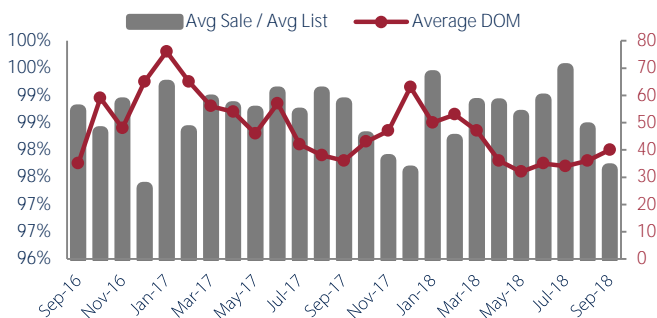
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Parkville compared to 118 in September 2017, a decrease of 11%. There were 77 current contracts pending sale this September compared to 75 a year ago. The number of current contracts is 3% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Parkville was 97.6% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 36, an increase of 11%.



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