



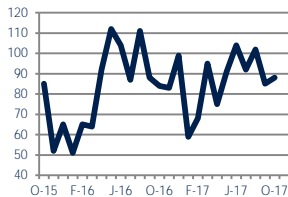
Focus On: Parkville Housing Market

October 2017

Zip Code(s): 21234

Units Sold

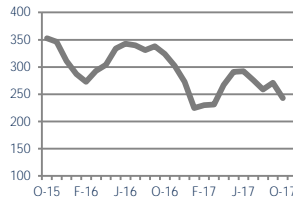
88



Up 5%
Vs. Year Ago

Active Inventory

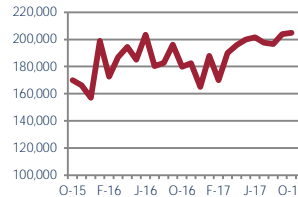
243



Down -25%
Vs. Year Ago

Median Sale Price

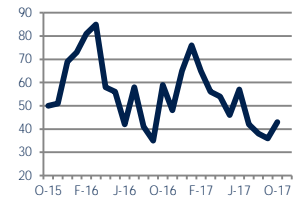
\$204,750



Up 14%
Vs. Year Ago

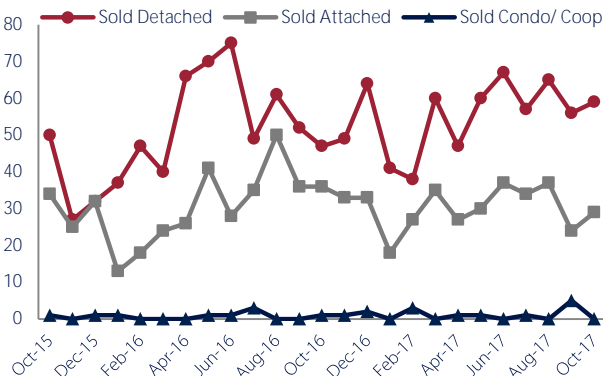
Days On Market

43



Down -27%
Vs. Year Ago

Units Sold*



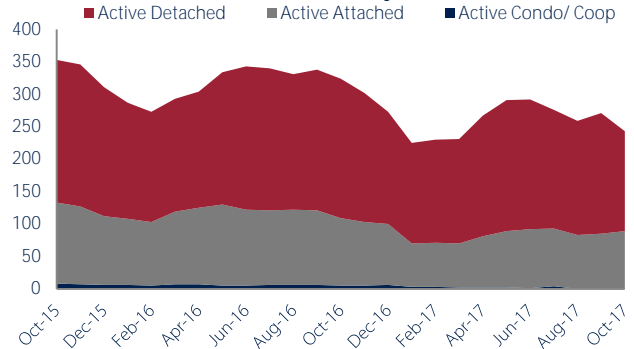
Units Sold

There was an increase in total units sold in October, with 88 sold this month in Parkville versus 85 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 5% versus October 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 81 units or 25%. The total number of active inventory this October was 243 compared to 324 in October 2016. This month's total of 243 is lower than the previous month's total supply of available inventory of 271, a decrease of 10%.

Active Inventory*



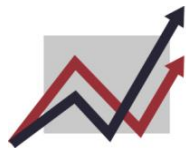
Median Sale Price



Median Sale Price

Last October, the median sale price for Parkville Homes was \$179,950. This October, the median sale price was \$204,750, an increase of 14% or \$24,800 compared to last year. The current median sold price is approximately the same as the median price in September.

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



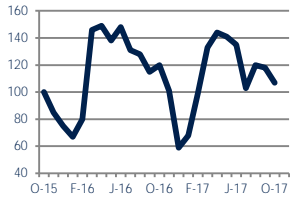
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Zip Code(s): 21234

New Listings

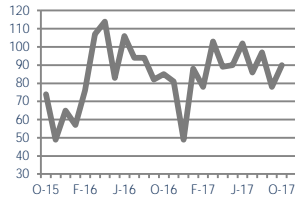
107



Down -11%
Vs. Year Ago

Current Contracts

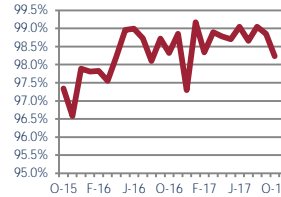
90



Up 6%
Vs. Year Ago

Sold Vs. List Price

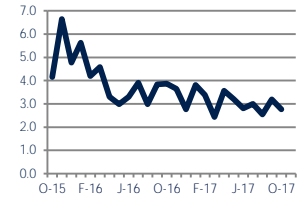
98.2%



No Change
Vs. Year Ago

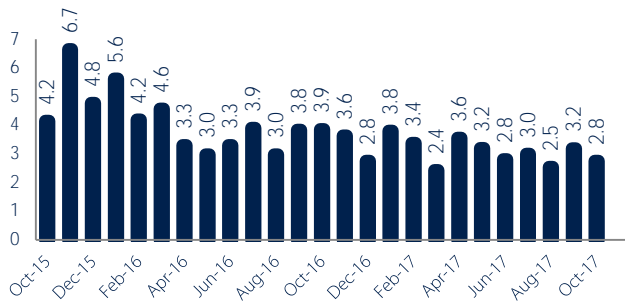
Months of Supply

2.8



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

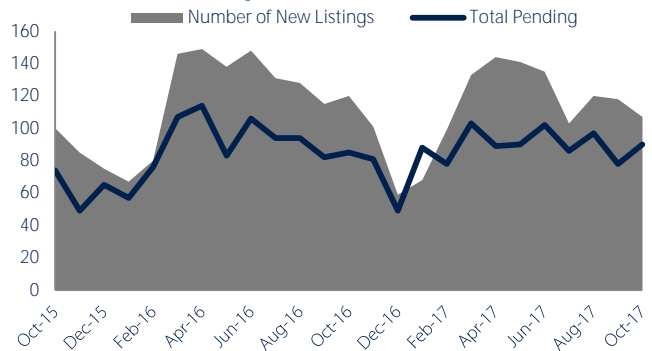
In October, there was 2.8 months of supply available in Parkville, compared to 3.9 in October 2016. That is a decrease of 28% versus a year ago.

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.

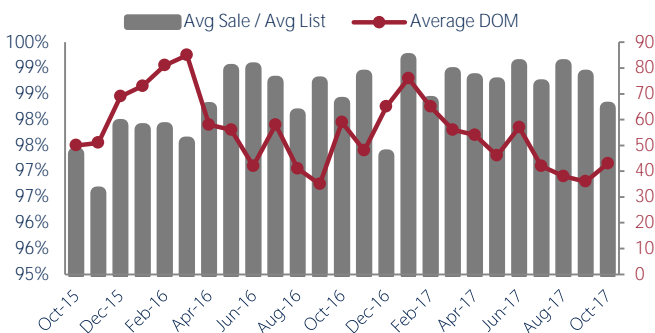
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Parkville compared to 120 in October 2016, a decrease of 11%. There were 90 current contracts pending sale this October compared to 85 a year ago. The number of current contracts is 6% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Parkville 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 43, lower than the average last year, which was 59, a decrease of 27%.