



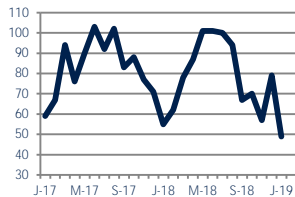
## Focus On: Parkville Housing Market

January 2019

Zip Code(s): 21234

### Units Sold

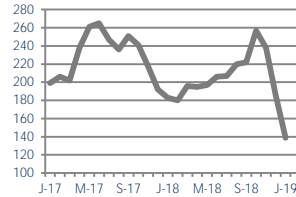
49



Down -11%  
Vs. Year Ago

### Active Inventory

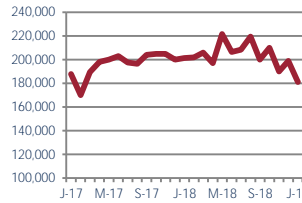
139



Down -24%  
Vs. Year Ago

### Median Sale Price

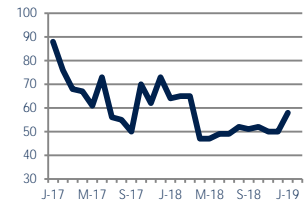
\$181,000



Down -10%  
Vs. Year Ago

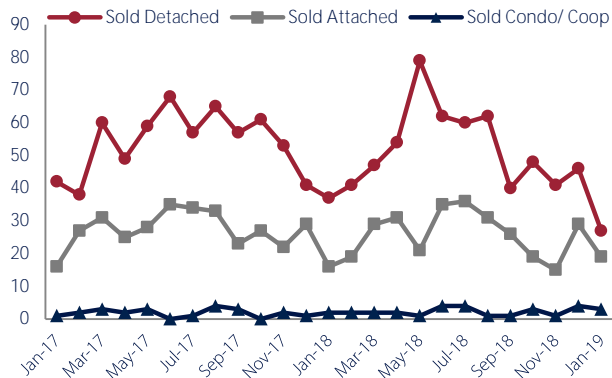
### Days On Market

58



Down -9%  
Vs. Year Ago

### Units Sold\*



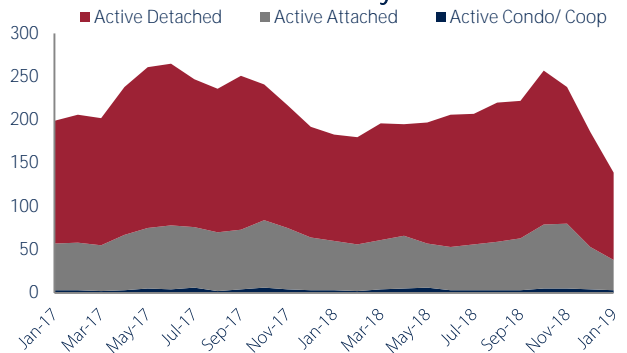
### Units Sold

There was a decrease in total units sold in January, with 49 sold this month in Parkville. This month's total units sold was lower than at this time last year.

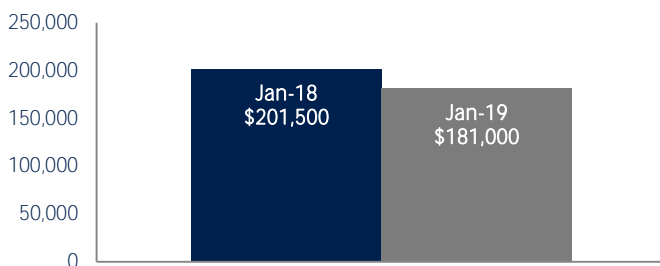
### Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 24%. The total number of active inventory this January was 139 compared to 183 in January 2018. This month's total of 139 is lower than the previous month's total supply of available inventory of 186, a decrease of 25%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Parkville Homes was \$201,500. This January, the median sale price was \$181,000, a decrease of 10% or \$20,500 compared to last year. The current median sold price is 9% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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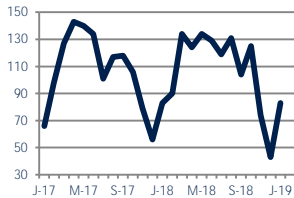
## Focus On: Parkville Housing Market

January 2019

Zip Code(s): 21234

### New Listings

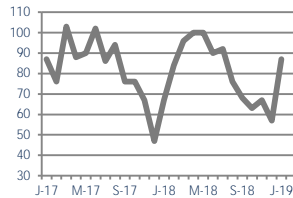
83



No Change  
Vs. Year Ago

### Current Contracts

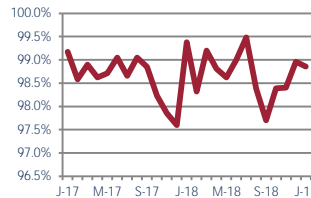
87



Up 30%  
Vs. Year Ago

### Sold Vs. List Price

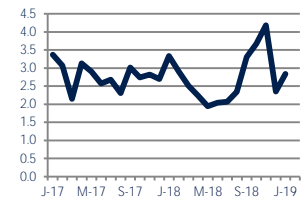
98.9%



Down -0.5%  
Vs. Year Ago

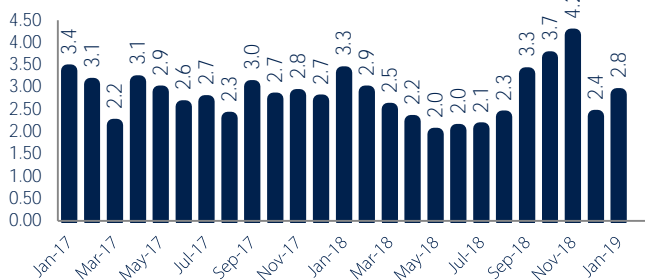
### Months of Supply

2.8



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

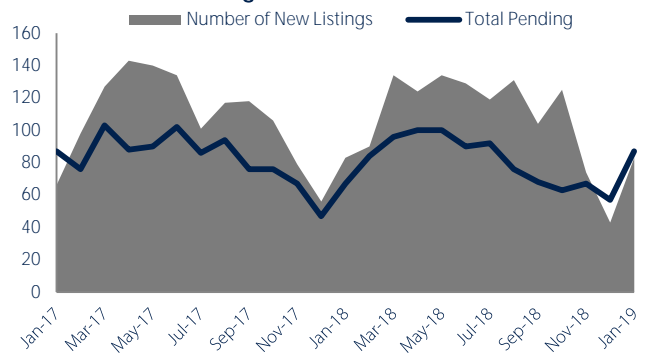
In January, there was 2.8 months of supply available in Parkville, compared to 3.3 in January 2018. That is a decrease of 15% versus a year ago.

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.

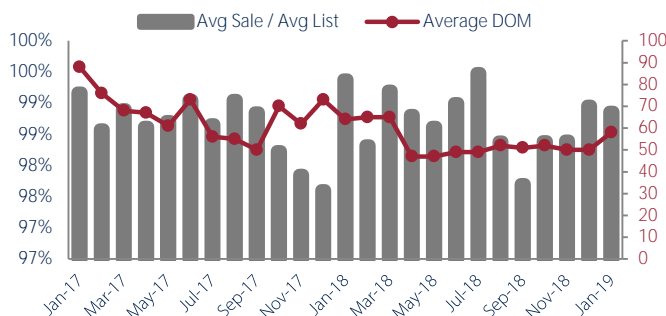
### New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Parkville, which is similar to the amount in January 2018. There were 87 current contracts pending sale this January compared to 67 a year ago. The number of current contracts is 30% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Parkville was 98.9% of the average list price, which is 0.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 64, a decrease of 9%.



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