



The Long & Foster Market Minute™

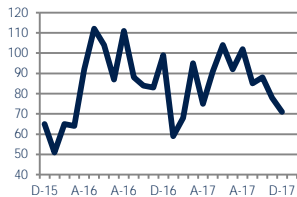
Focus On: Parkville Housing Market

December 2017

Zip Code(s): 21234

Units Sold

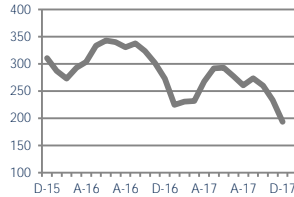
71



Down -28%
Vs. Year Ago

Active Inventory

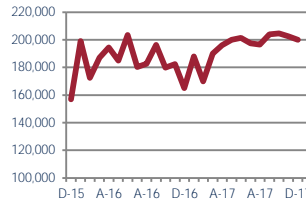
194



Down -29%
Vs. Year Ago

Median Sale Price

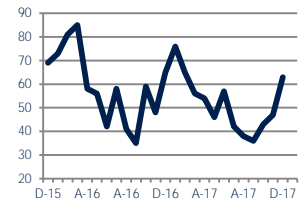
\$200,000



Up 21%
Vs. Year Ago

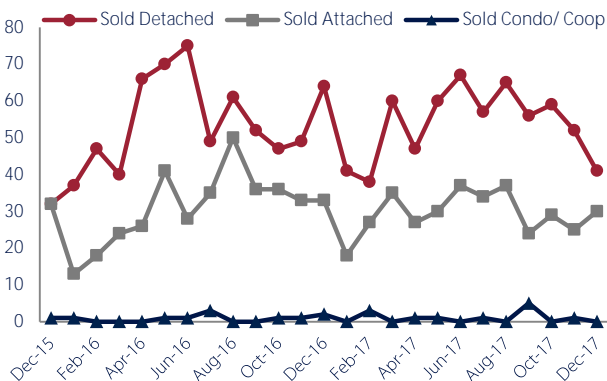
Days On Market

63



Down -3%
Vs. Year Ago

Units Sold*



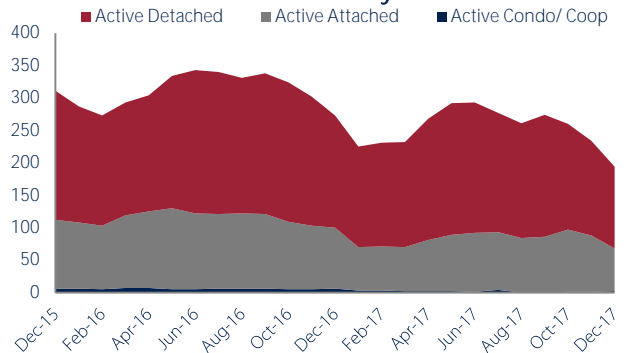
Units Sold

There was a decrease in total units sold in December, with 71 sold this month in Parkville versus 78 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 28% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 29%. The total number of active inventory this December was 194 compared to 273 in December 2016. This month's total of 194 is lower than the previous month's total supply of available inventory of 234, a decrease of 17%.

Active Inventory*

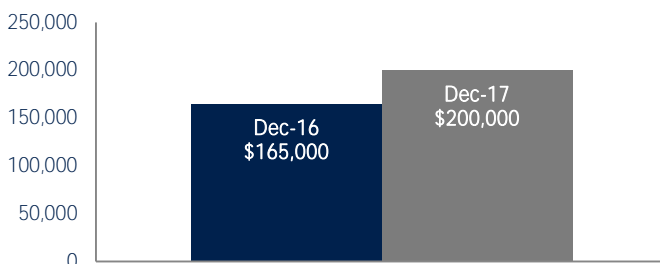


Median Sale Price

Last December, the median sale price for Parkville Homes was \$165,000. This December, the median sale price was \$200,000, an increase of 21% or \$35,000 compared to last year. The current median sold price is 1% lower than in November.

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

Median Sale Price



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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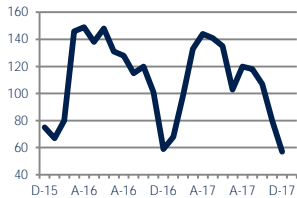
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New Listings

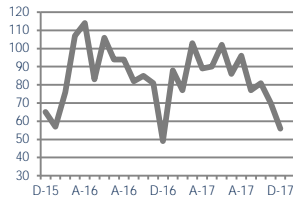
57



Down -3%
Vs. Year Ago

Current Contracts

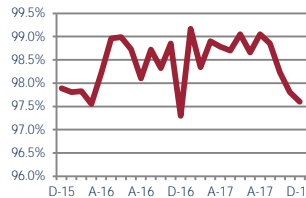
56



Up 14%
Vs. Year Ago

Sold Vs. List Price

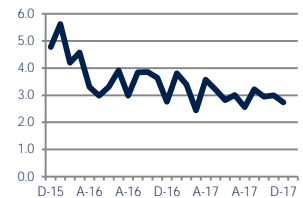
97.6%



No Change
Vs. Year Ago

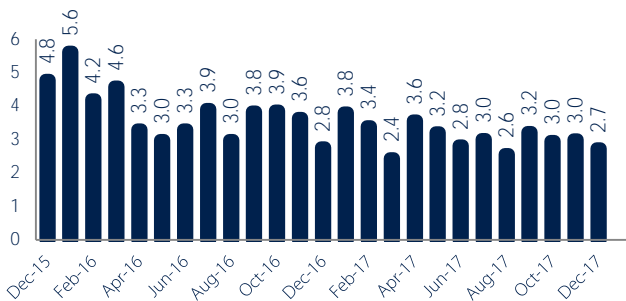
Months of Supply

2.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

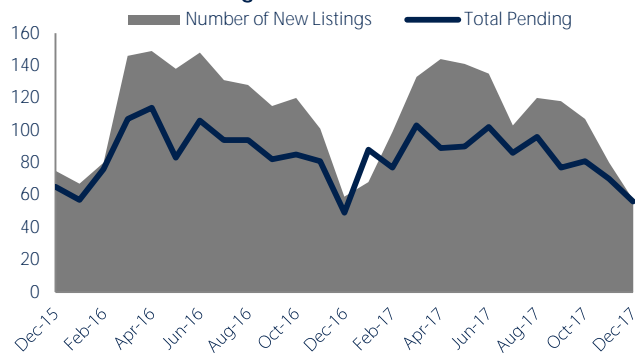
In December, there was 2.7 months of supply available in Parkville. The amount of supply is similar compared to a year ago.

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.

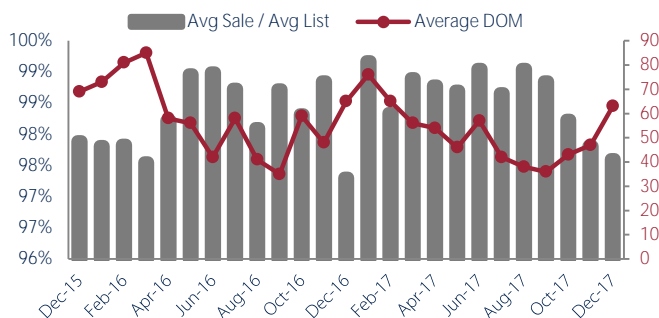
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Parkville compared to 59 in December 2016, a decrease of 3%. There were 56 current contracts pending sale this December compared to 49 a year ago. The number of current contracts is 14% 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 Parkville was 97.6% 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 63, lower than the average last year, which was 65, a decrease of 3%.



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