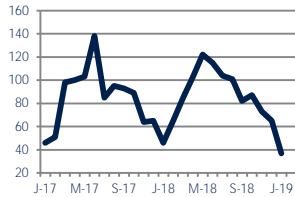


Zip Code(s): 21122 and 21056

### Units Sold

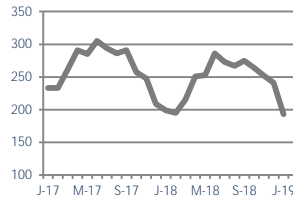
37



**Down**  
Vs. Year Ago

### Active Inventory

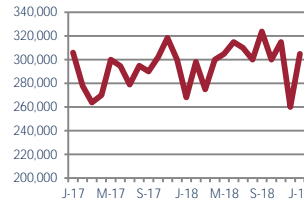
193



**Down -3%**  
Vs. Year Ago

### Median Sale Price

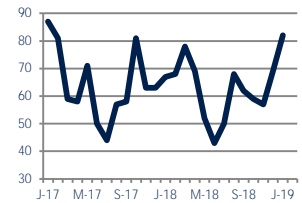
\$305,000



**Up 14%**  
Vs. Year Ago

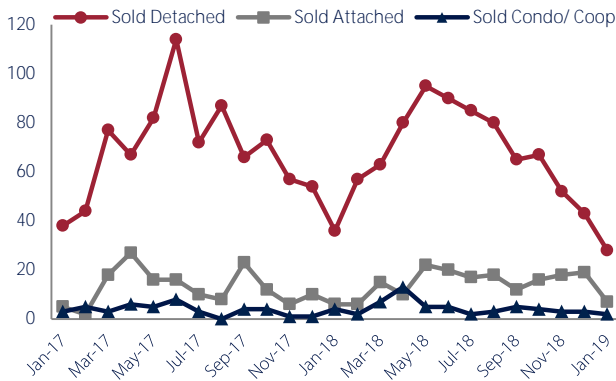
### Days On Market

82



**Up 22%**  
Vs. Year Ago

### Units Sold\*



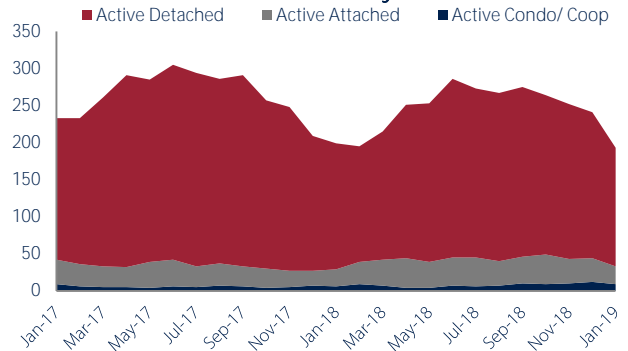
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 37 sold this month in Pasadena and Gibson Island. This month's total units sold was lower than at this time last year, a decrease from January 2018.

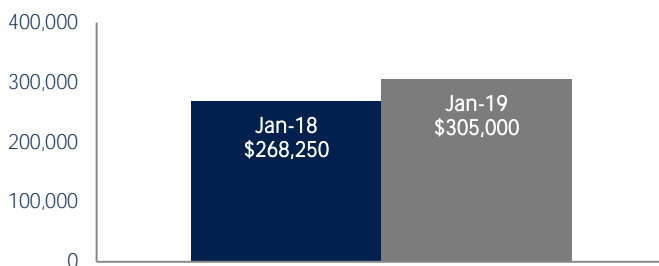
### Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 3%. The total number of active inventory this January was 193 compared to 199 in January 2018. This month's total of 193 is lower than the previous month's total supply of available inventory of 241, a decrease of 20%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Pasadena and Gibson Island Homes was \$268,250. This January, the median sale price was \$305,000, an increase of 14% or \$36,750 compared to last year. The current median sold price is 17% higher 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.

Pasadena and Gibson Island are defined as properties listed in zip code/s 21122 and 21056.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



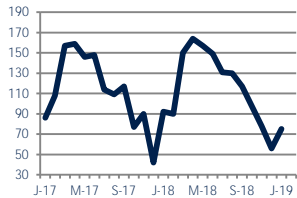
## Focus On: Pasadena and Gibson Island Housing Market

January 2019

Zip Code(s): 21122 and 21056

### New Listings

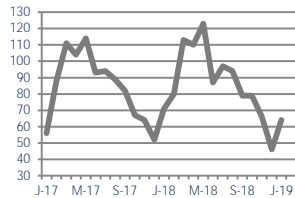
75



Down -18%  
Vs. Year Ago

### Current Contracts

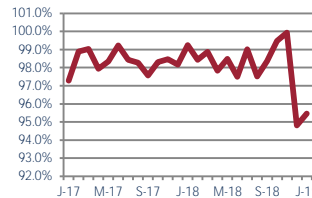
64



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

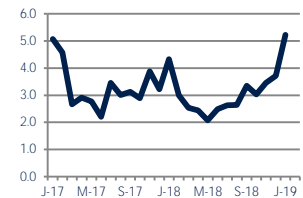
95.5%



Down -3.8%  
Vs. Year Ago

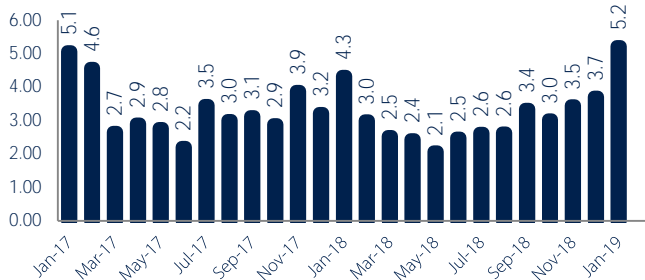
### Months of Supply

5.2



Up 21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

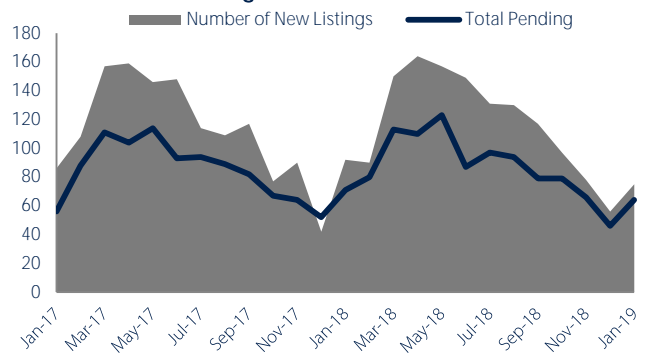
In January, there was 5.2 months of supply available in Pasadena and Gibson Island, compared to 4.3 in January 2018. That is an increase of 21% versus a year ago.

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.

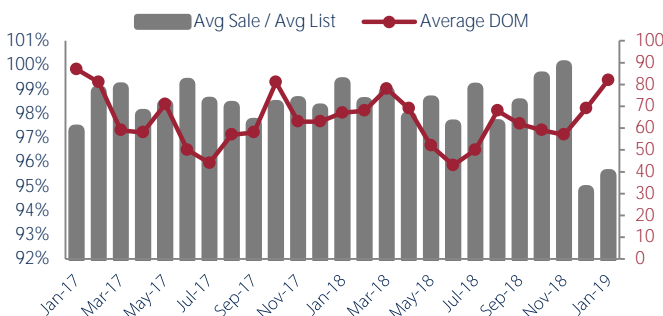
### New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Pasadena and Gibson Island compared to 92 in January 2018, a decrease of 18%. There were 64 current contracts pending sale this January compared to 71 a year ago. The number of current contracts is 10% lower 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 Pasadena and Gibson Island was 95.5% of the average list price, which is 3.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 82, higher than the average last year, which was 67, an increase of 22%.



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