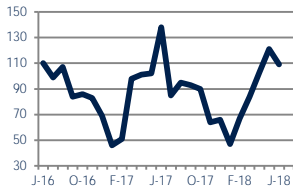


Focus On: Pasadena and Gibson Island Housing Market

June 2018

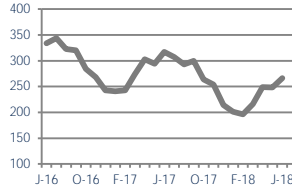
Zip Code(s): 21122 and 21056

Units Sold
109



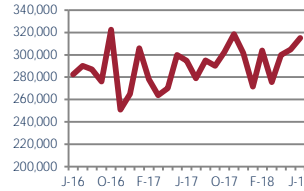
Down -21%
Vs. Year Ago

Active Inventory
266



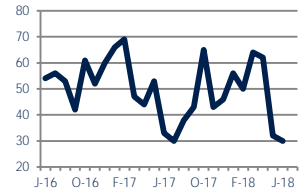
Down -16%
Vs. Year Ago

Median Sale Price
\$315,000



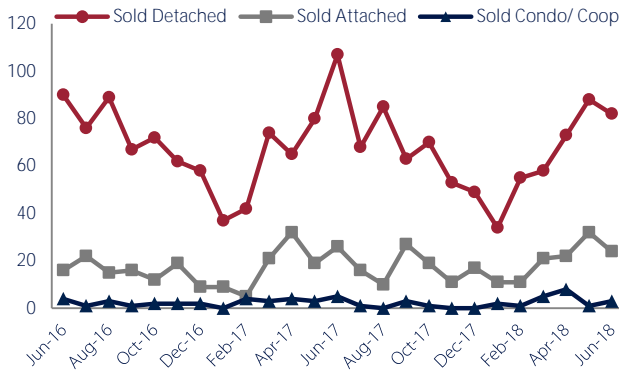
Up 7%
Vs. Year Ago

Days On Market
30



Down -9%
Vs. Year Ago

Units Sold*



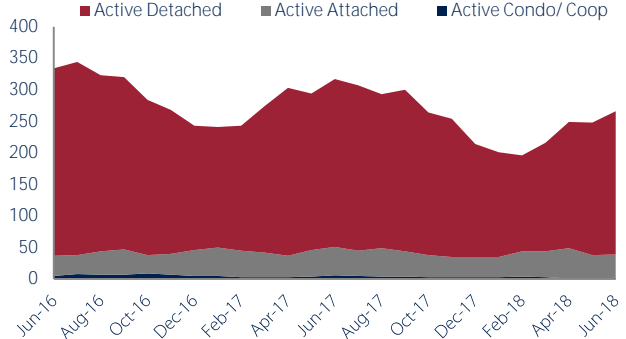
Units Sold

There was a decrease in total units sold in June, with 109 sold this month in Pasadena and Gibson Island versus 121 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 21% versus June 2017.

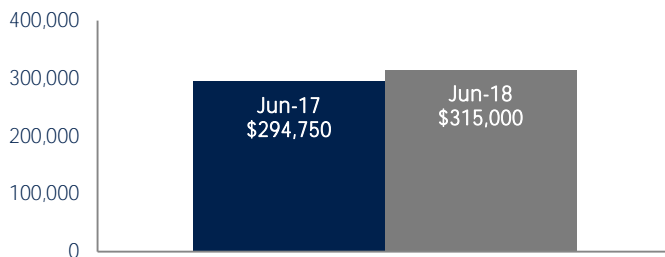
Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 16%. The total number of active inventory this June was 266 compared to 317 in June 2017. This month's total of 266 is higher than the previous month's total supply of available inventory of 248, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Pasadena and Gibson Island Homes was \$294,750. This June, the median sale price was \$315,000, an increase of 7% or \$20,250 compared to last year. The current median sold price is 3% higher than in May.

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 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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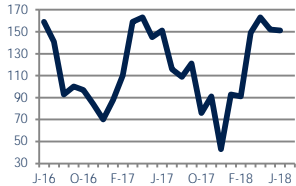
Focus On: Pasadena and Gibson Island Housing Market

June 2018

Zip Code(s): 21122 and 21056

New Listings

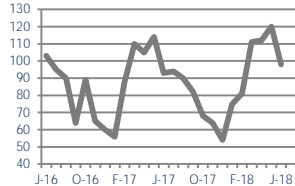
151



No Change
Vs. Year Ago

Current Contracts

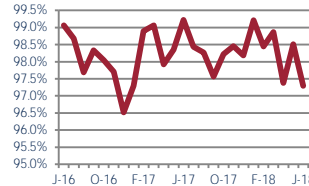
98



Up 5%
Vs. Year Ago

Sold Vs. List Price

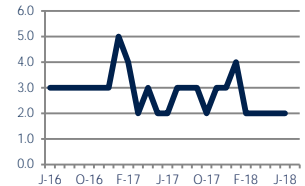
97.3%



Down -1.9%
Vs. Year Ago

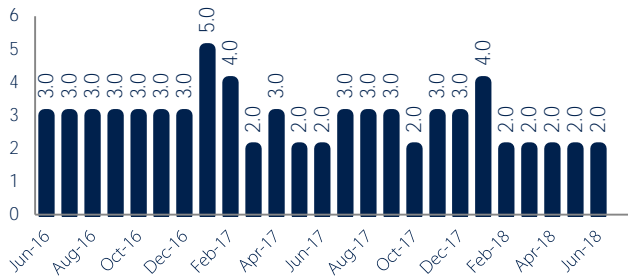
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

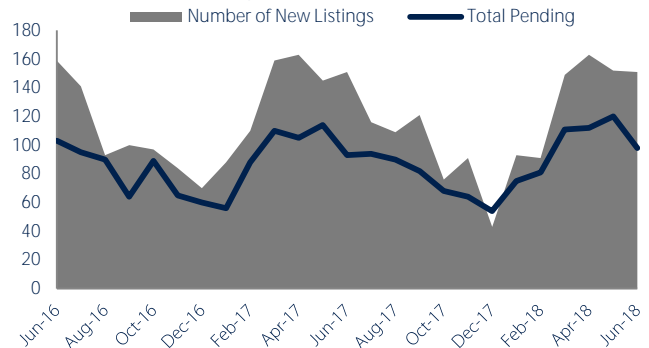
In June, there was 2.4 months of supply available in Pasadena and Gibson Island, compared to 2.3 in June 2017. That is an increase of 6% versus a year ago.

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.

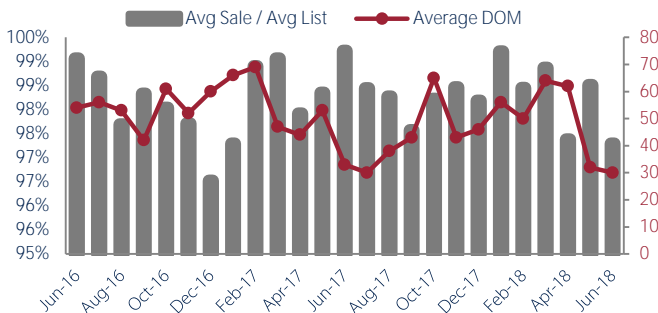
New Listings & Current Contracts

This month there were 151 homes newly listed for sale in Pasadena and Gibson Island, which is similar to the amount in June 2017. There were 98 current contracts pending sale this June compared to 93 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Pasadena and Gibson Island was 97.3% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 33, a decrease of 9%.



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