

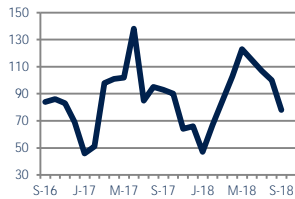
Focus On: Pasadena and Gibson Island Housing Market

September 2018

Zip Code(s): 21122 and 21056

Units Sold

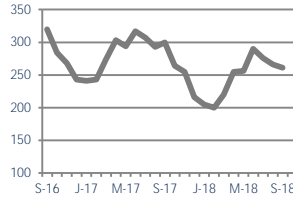
78



Down -16%
Vs. Year Ago

Active Inventory

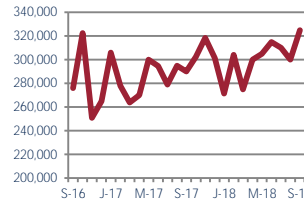
261



Down -13%
Vs. Year Ago

Median Sale Price

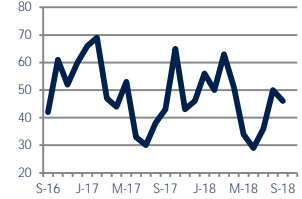
\$324,995



Up 12%
Vs. Year Ago

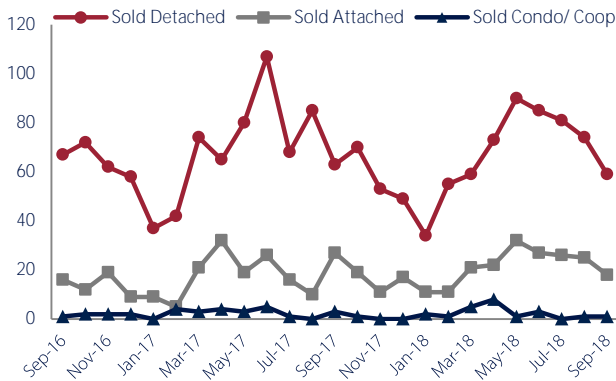
Days On Market

46



Up 7%
Vs. Year Ago

Units Sold*



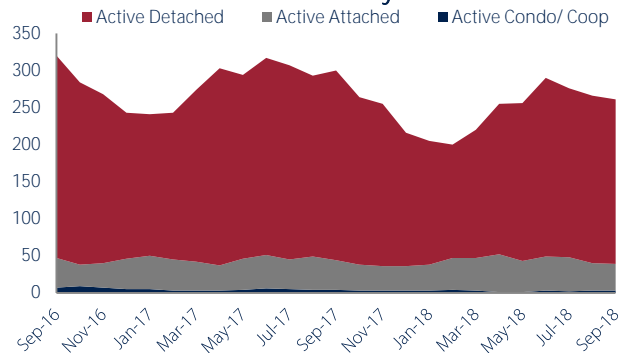
Units Sold

There was a decrease in total units sold in September, with 78 sold this month in Pasadena and Gibson Island versus 100 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2017.

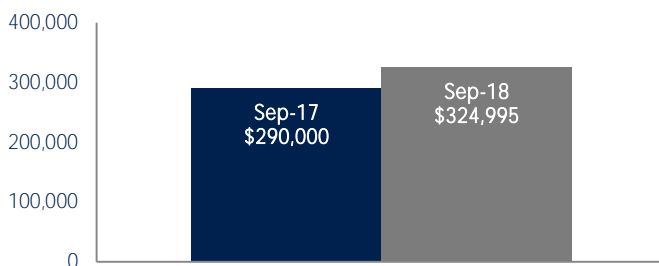
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 13%. The total number of active inventory this September was 261 compared to 300 in September 2017. This month's total of 261 is lower than the previous month's total supply of available inventory of 266, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Pasadena and Gibson Island Homes was \$290,000. This September, the median sale price was \$324,995, an increase of 12% or \$34,995 compared to last year. The current median sold price is 8% higher than in August.

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.



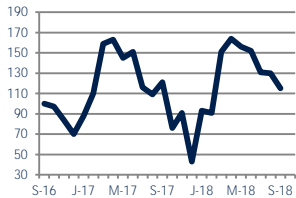
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21122 and 21056

New Listings

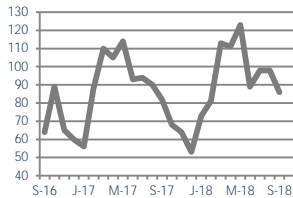
115



Down -5%
Vs. Year Ago

Current Contracts

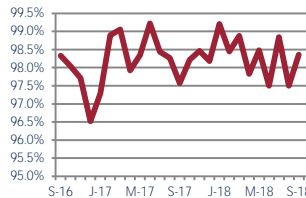
86



Up 5%
Vs. Year Ago

Sold Vs. List Price

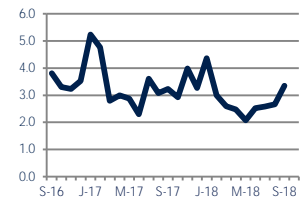
98.4%



Up 0.8%
Vs. Year Ago

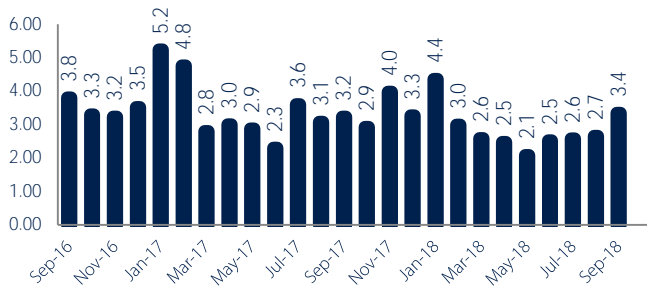
Months of Supply

3.4



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

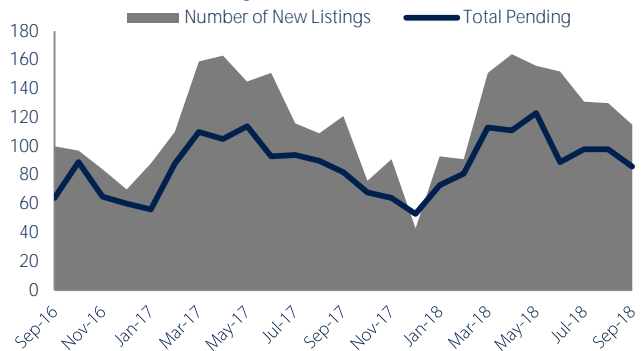
In September, there was 3.3 months of supply available in Pasadena and Gibson Island, compared to 3.2 in September 2017. That is an increase of 4% versus a year ago.

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.

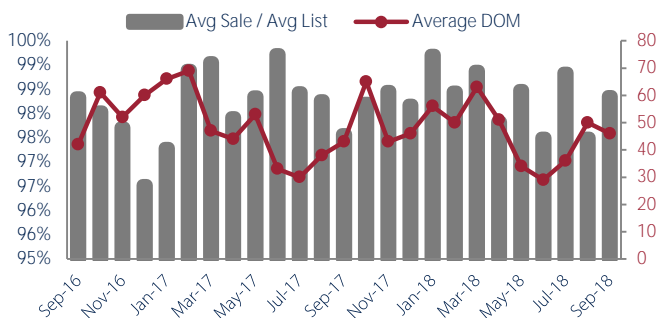
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Pasadena and Gibson Island compared to 121 in September 2017, a decrease of 5%. There were 86 current contracts pending sale this September compared to 82 a year ago. The number of current contracts is 5% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Pasadena and Gibson Island was 98.4% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 43, an increase of 7%.



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