



The Long & Foster Market Minute™

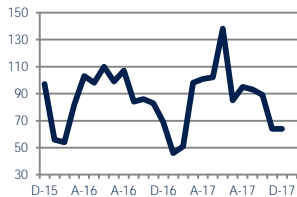
Focus On: Pasadena and Gibson Island Housing Market

December 2017

Zip Code(s): 21122 and 21056

Units Sold

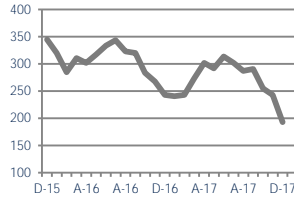
64



Down -7%
Vs. Year Ago

Active Inventory

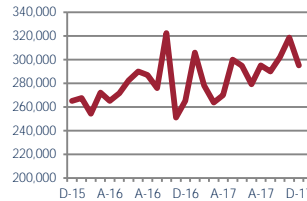
193



Down -21%
Vs. Year Ago

Median Sale Price

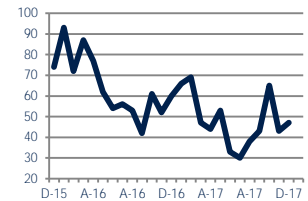
\$295,000



Up 11%
Vs. Year Ago

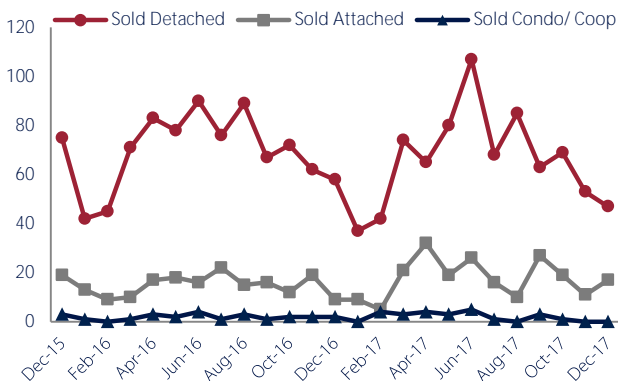
Days On Market

47



Down -22%
Vs. Year Ago

Units Sold*



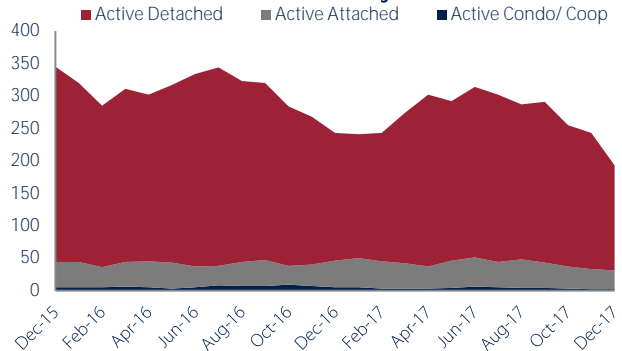
Units Sold

The number of units sold remained stable in December, with 64 sold this month in Pasadena and Gibson Island. This month's total units sold was lower than at this time last year, a decrease of 7% versus December 2016.

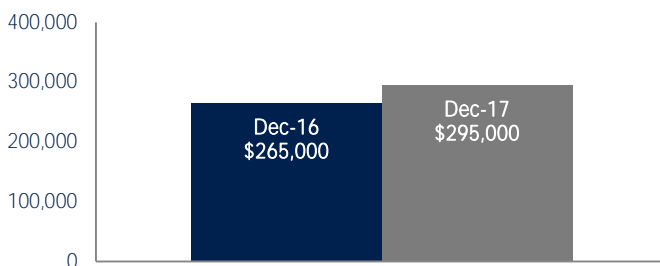
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 21%. The total number of active inventory this December was 193 compared to 243 in December 2016. This month's total of 193 is lower than the previous month's total supply of available inventory of 243, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Pasadena and Gibson Island Homes was \$265,000. This December, the median sale price was \$295,000, an increase of 11% or \$30,000 compared to last year. The current median sold price is 7% 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.



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.

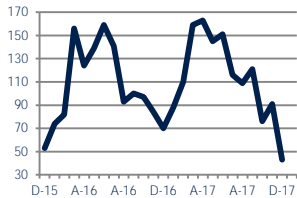
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21122 and 21056

New Listings

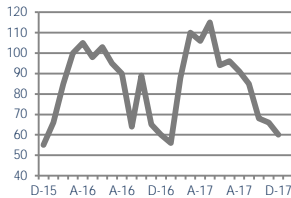
43



Down -39%
Vs. Year Ago

Current Contracts

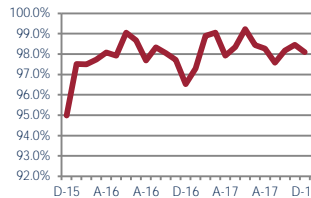
60



No Change
Vs. Year Ago

Sold Vs. List Price

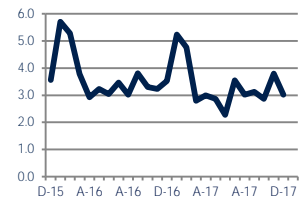
98.1%



Up 1.6%
Vs. Year Ago

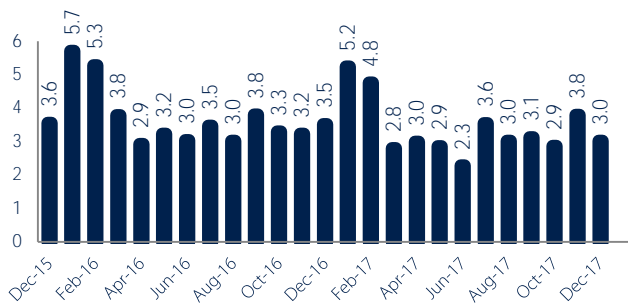
Months of Supply

3.0



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

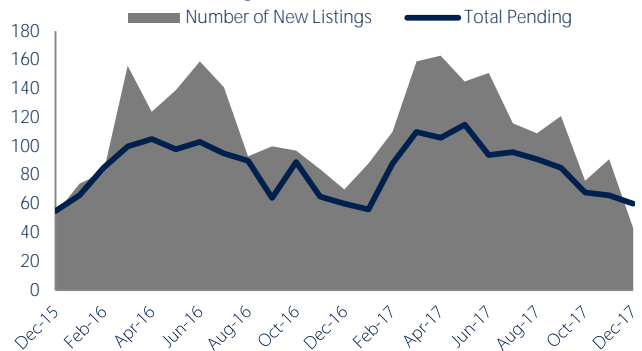
In December, there was 3.0 months of supply available in Pasadena and Gibson Island, compared to 3.5 in December 2016. That is a decrease of 14% versus a year ago.

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.

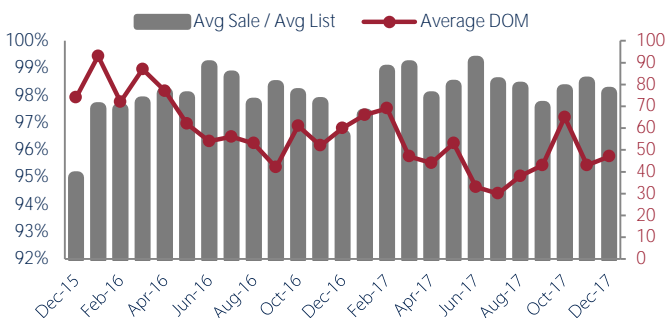
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Pasadena and Gibson Island compared to 70 in December 2016, a decrease of 39%. There were 60 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 9% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Pasadena and Gibson Island was 98.1% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 60, a decrease of 22%.



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