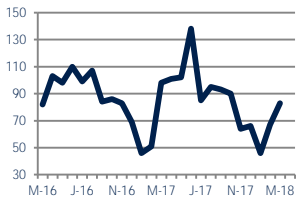


Zip Code(s): 21122 and 21056

Units Sold

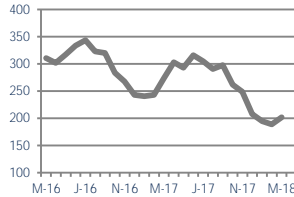
83



Down -15%
Vs. Year Ago

Active Inventory

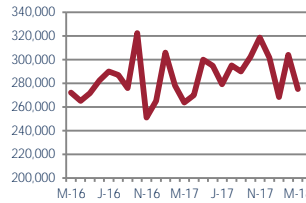
202



Down -26%
Vs. Year Ago

Median Sale Price

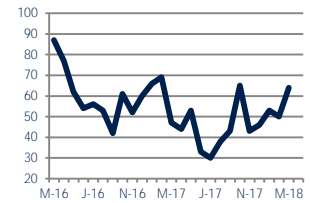
\$275,000



Up 4%
Vs. Year Ago

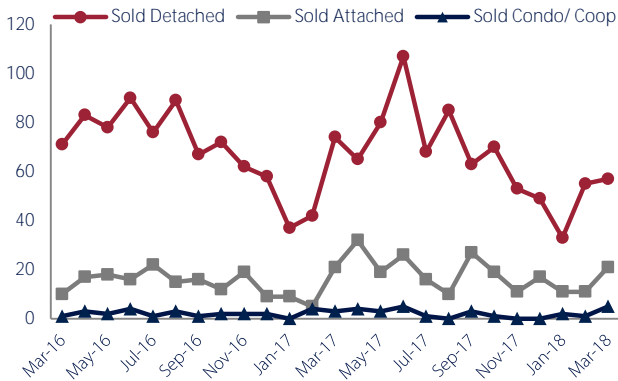
Days On Market

64



Up 36%
Vs. Year Ago

Units Sold*



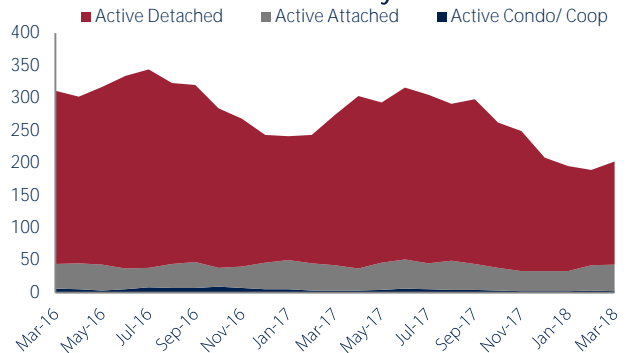
Units Sold

There was an increase in total units sold in March, with 83 sold this month in Pasadena and Gibson Island versus 67 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 15% versus March 2017.

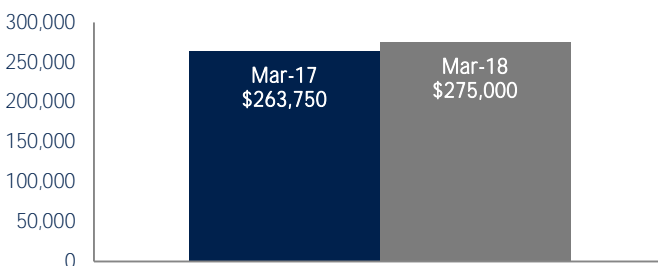
Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 26%. The total number of active inventory this March was 202 compared to 274 in March 2017. This month's total of 202 is higher than the previous month's total supply of available inventory of 189, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Pasadena and Gibson Island Homes was \$263,750. This March, the median sale price was \$275,000, an increase of 4% or \$11,250 compared to last year. The current median sold price is 10% lower than in February.

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.

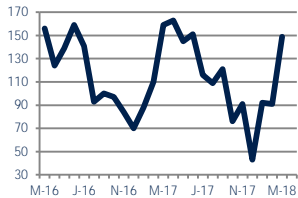
Focus On: Pasadena and Gibson Island Housing Market

March 2018

Zip Code(s): 21122 and 21056

New Listings

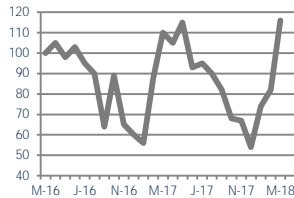
149



Down -6%
Vs. Year Ago

Current Contracts

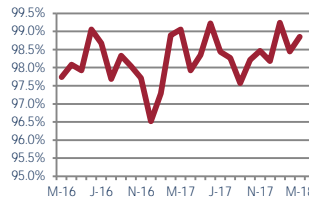
116



Up 5%
Vs. Year Ago

Sold Vs. List Price

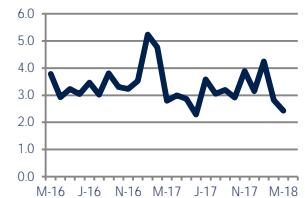
98.9%



No Change
Vs. Year Ago

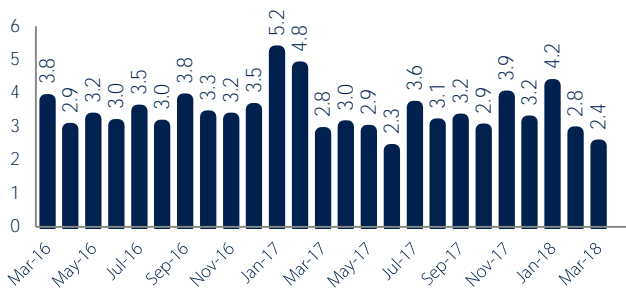
Months of Supply

2.4



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

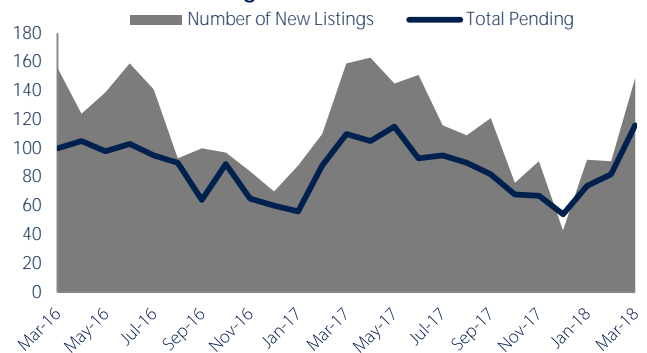
In March, there was 2.4 months of supply available in Pasadena and Gibson Island, compared to 2.8 in March 2017. That is a decrease of 13% versus a year ago.

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.

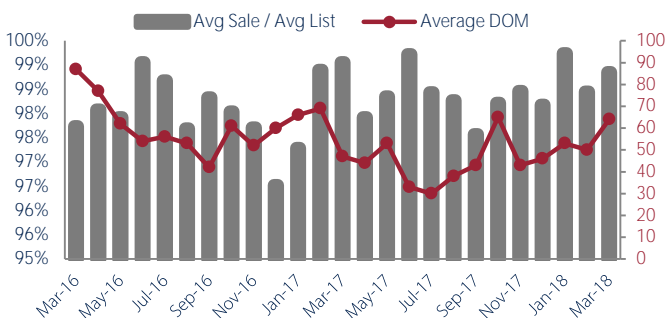
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Pasadena and Gibson Island compared to 159 in March 2017, a decrease of 6%. There were 116 current contracts pending sale this March compared to 110 a year ago. The number of current contracts is 5% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Pasadena and Gibson Island was 98.9% 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 64, higher than the average last year, which was 47, an increase of 36%.



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