

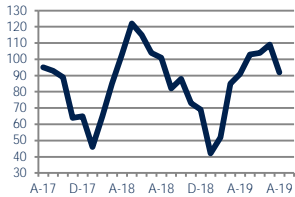
## Focus On: Pasadena and Gibson Island Housing Market

August 2019

Zip Code(s): 21122 and 21056

### Units Sold

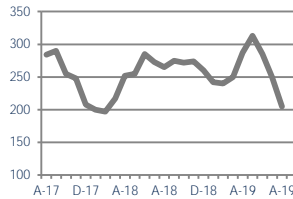
92



Down -9%  
Vs. Year Ago

### Active Inventory

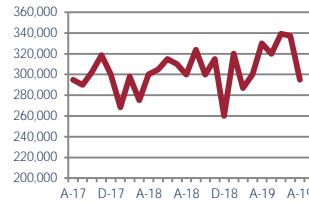
205



Down -23%  
Vs. Year Ago

### Median Sale Price

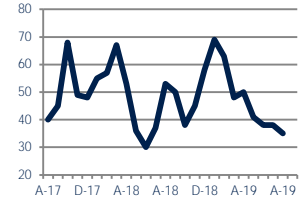
\$294,950



Down -2%  
Vs. Year Ago

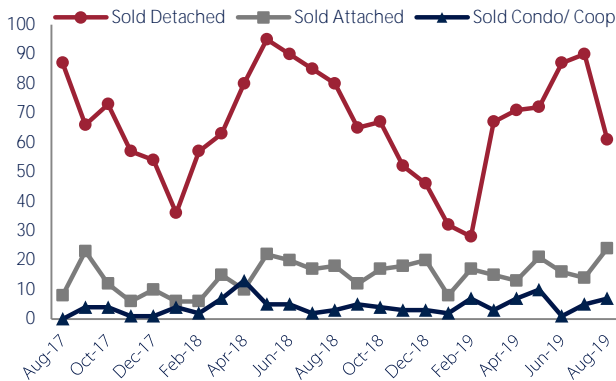
### Days On Market

35



Down -34%  
Vs. Year Ago

### Units Sold\*



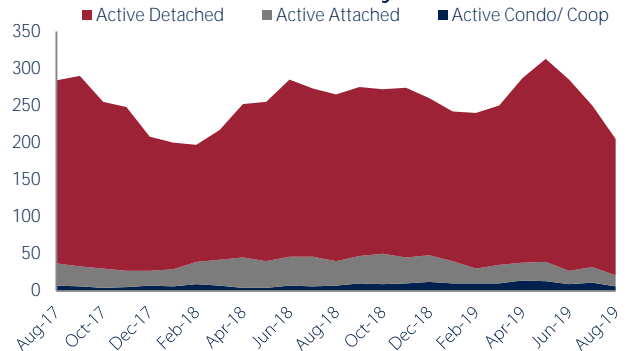
### Units Sold

There was a decrease in total units sold in August, with 92 sold this month in Pasadena and Gibson Island versus 109 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 9% versus August 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 23%. The total number of active inventory this August was 205 compared to 265 in August 2018. This month's total of 205 is lower than the previous month's total supply of available inventory of 250, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Pasadena and Gibson Island Homes was \$299,900. This August, the median sale price was \$294,950, a decrease of 2% or \$4,950 compared to last year. The current median sold price is 12% lower than in July.

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.



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# The Long & Foster Market Minute™

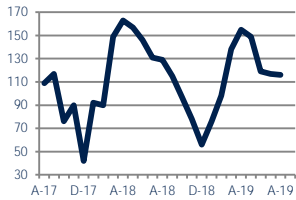
**Focus On:** Pasadena and Gibson Island Housing Market

August 2019

Zip Code(s): 21122 and 21056

### New Listings

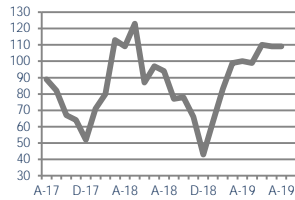
116



**Down -10%**  
Vs. Year Ago

### Current Contracts

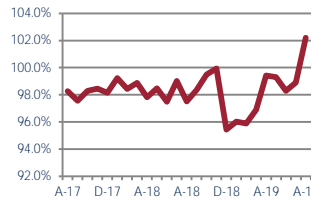
109



**Up 16%**  
Vs. Year Ago

### Sold Vs. List Price

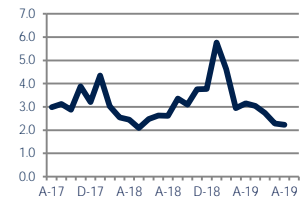
102.2%



**Up 4.8%**  
Vs. Year Ago

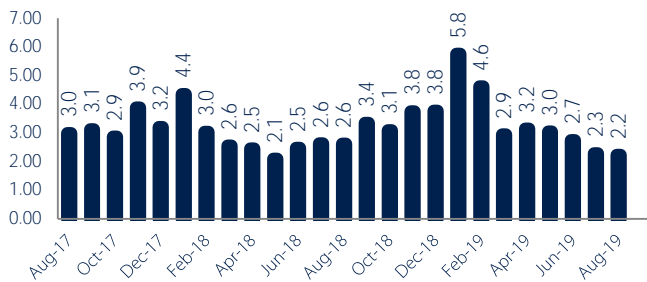
### Months of Supply

2.2



**Down -15%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

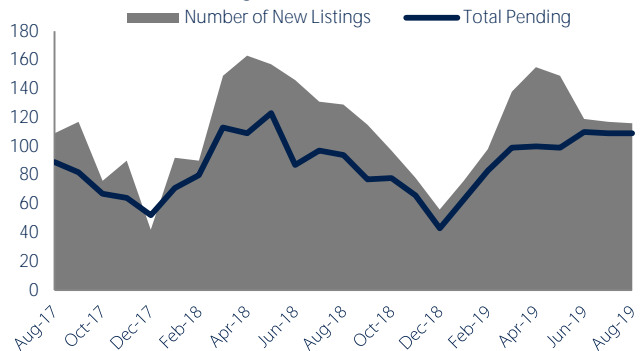
In August, there was 2.2 months of supply available in Pasadena and Gibson Island, compared to 2.6 in August 2018. That is a decrease of 15% versus a year ago.

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.

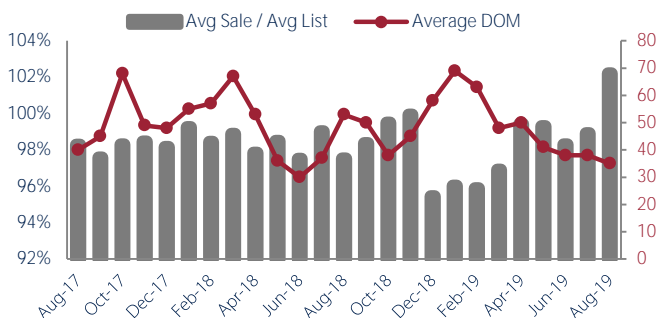
### New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Pasadena and Gibson Island compared to 129 in August 2018, a decrease of 10%. There were 109 current contracts pending sale this August compared to 94 a year ago. The number of current contracts remained stable as compared to last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Pasadena and Gibson Island was 102.2% of the average list price, which is 4.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 53, a decrease of 34%.



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