



# The Long & Foster Market Minute™

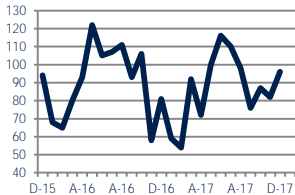
**Focus On:** Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

December 2017

Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

## Units Sold

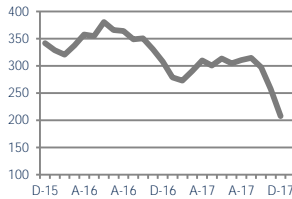
96



Up 19%  
Vs. Year Ago

## Active Inventory

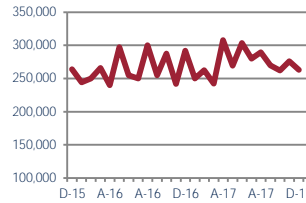
208



Down -32%  
Vs. Year Ago

## Median Sale Price

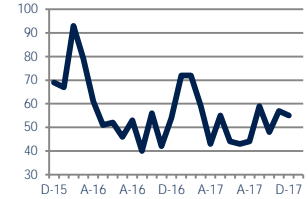
\$263,000



Down -10%  
Vs. Year Ago

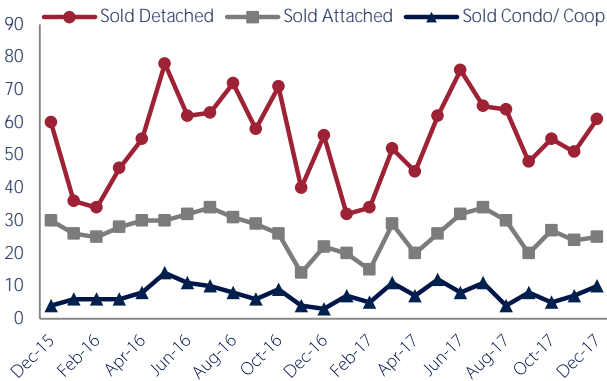
## Days On Market

55



Up 2%  
Vs. Year Ago

### Units Sold\*



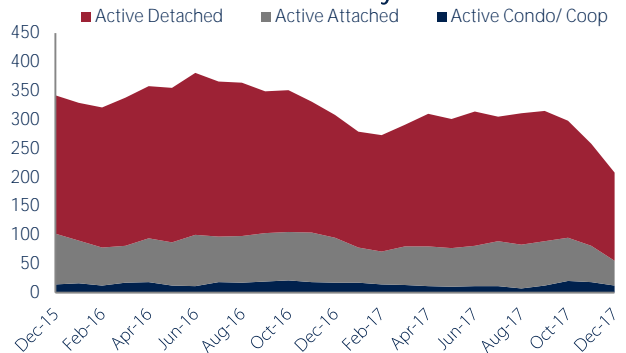
## Units Sold

There was an increase in total units sold in December, with 96 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County versus 82 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 19% versus December 2016.

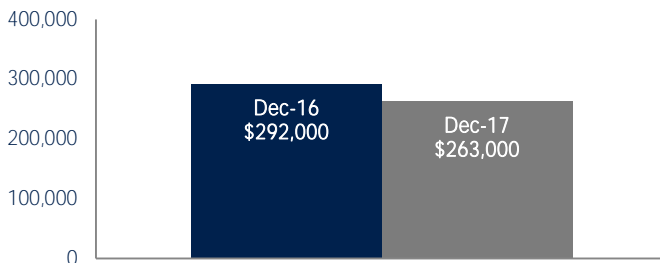
## Active Inventory

Versus last year, the total number of homes available this month is lower by 100 units or 32%. The total number of active inventory this December was 208 compared to 308 in December 2016. This month's total of 208 is lower than the previous month's total supply of available inventory of 258, a decrease of 19%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$292,000. This December, the median sale price was \$263,000, a decrease of 10% or \$29,000 compared to last year. The current median sold price is 5% 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.



Perry Hall, Nottingham, and Northeastern Baltimore County are defined as properties listed in zip code/s 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236.

\*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.

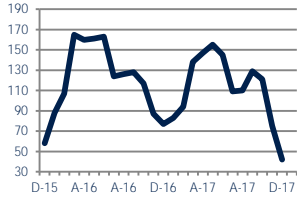
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

### New Listings

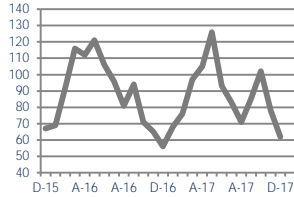
42



**Down -45%**  
Vs. Year Ago

### Current Contracts

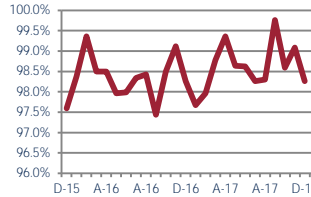
62



**Up 11%**  
Vs. Year Ago

### Sold Vs. List Price

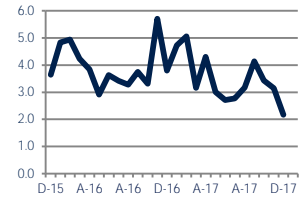
98.3%



**No Change**  
Vs. Year Ago

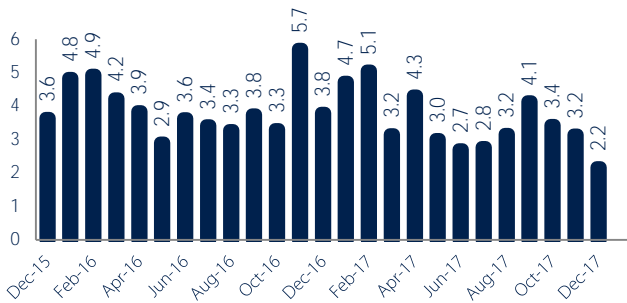
### Months of Supply

2.2



**Down -43%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

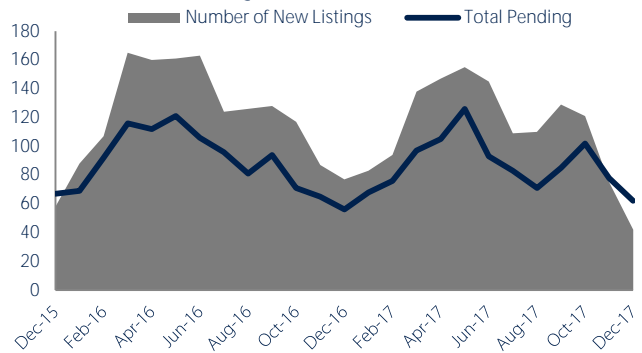
In December, there was 2.2 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 3.8 in December 2016. That is a decrease of 43% versus a year ago.

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.

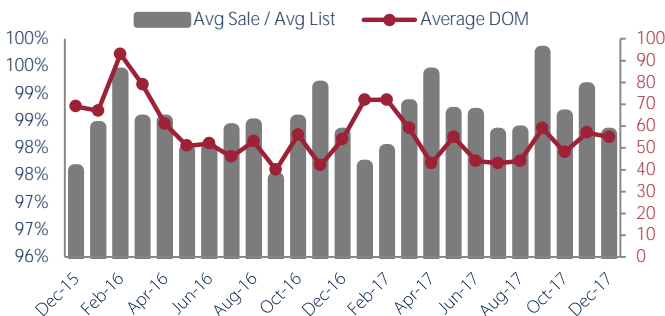
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 77 in December 2016, a decrease of 45%. There were 62 current contracts pending sale this December compared to 56 a year ago. The number of current contracts is 11% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Perry Hall, Nottingham, and Northeastern Baltimore County was 98.3% 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 55, higher than the average last year, which was 54, an increase of 2%.



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