

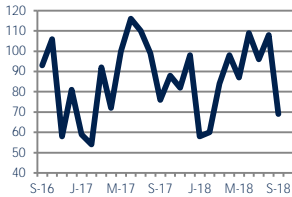
Focus On: Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

September 2018

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

Units Sold

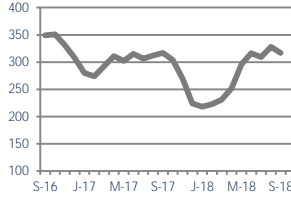
69



Down -9%
Vs. Year Ago

Active Inventory

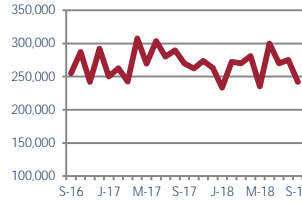
317



No Change
Vs. Year Ago

Median Sale Price

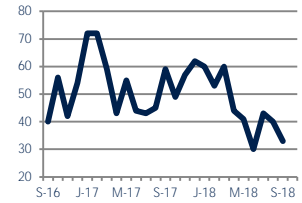
\$242,000



Down -10%
Vs. Year Ago

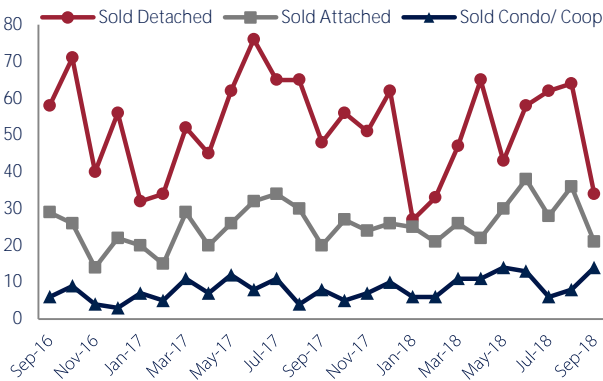
Days On Market

33



Down -44%
Vs. Year Ago

Units Sold*



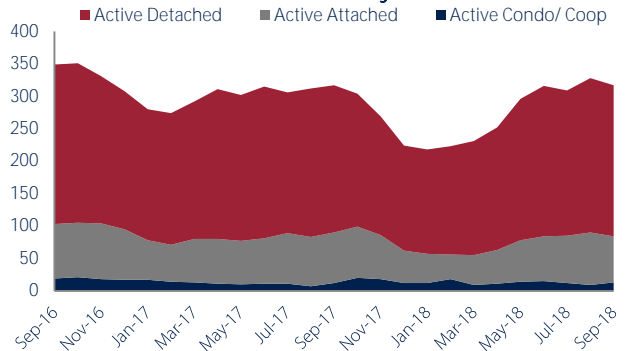
Units Sold

There was a decrease in total units sold in September, with 69 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County. This month's total units sold was lower than at this time last year.

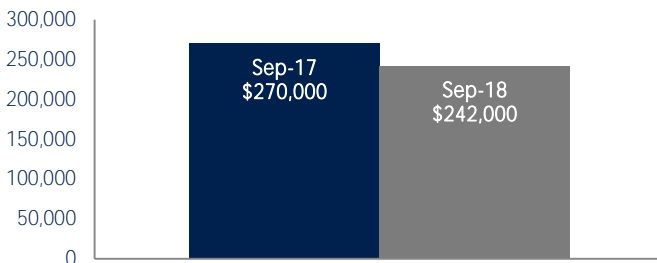
Active Inventory

The total number of homes available this month is 317 units, which is similar compared to a year ago. This month's total of 317 is lower than the previous month's total supply of available inventory of 328, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$270,000. This September, the median sale price was \$242,000, a decrease of 10% or \$28,000 compared to last year. The current median sold price is 12% lower 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.



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.





The Long & Foster Market Minute™

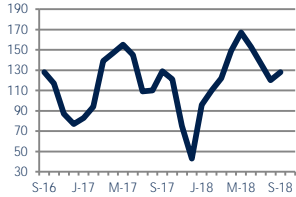
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New Listings

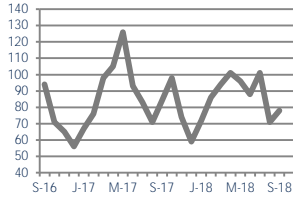
128



Down -1%
Vs. Year Ago

Current Contracts

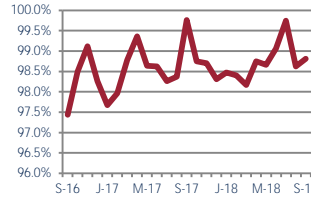
78



Down -7%
Vs. Year Ago

Sold Vs. List Price

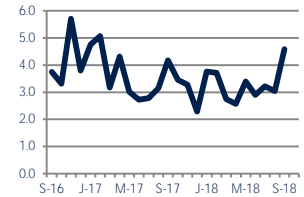
98.8%



Down -1%
Vs. Year Ago

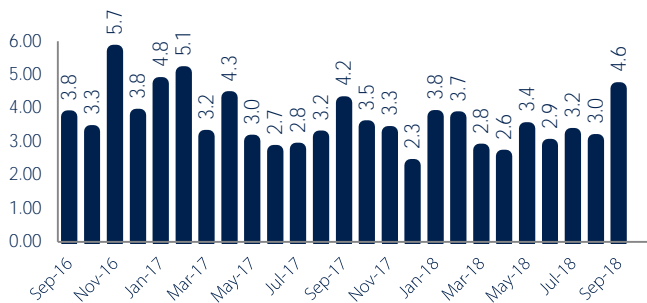
Months of Supply

4.6



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

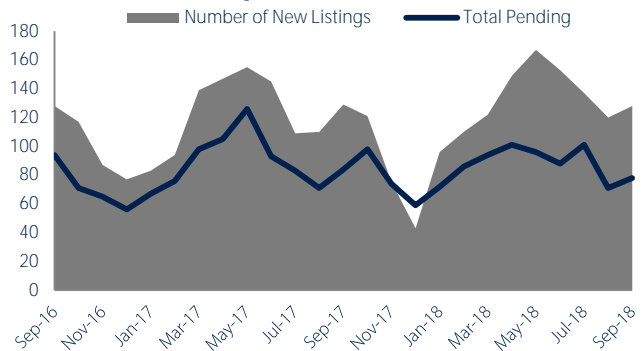
In September, there was 4.6 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 4.2 in September 2017. That is an increase of 10% versus a year ago.

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.

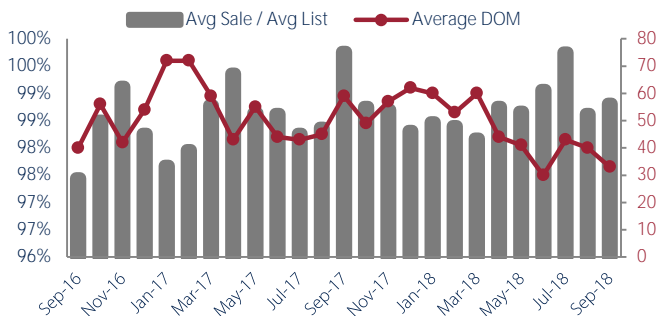
New Listings & Current Contracts

This month there were 128 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 129 in September 2017, a decrease of 1%. There were 78 current contracts pending sale this September compared to 84 a year ago. The number of current contracts is 7% lower 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 Perry Hall, Nottingham, and Northeastern Baltimore County was 98.8% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 59, a decrease of 44%.



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CHRISTIE'S
INTERNATIONAL REAL ESTATE