



# The Long & Foster Market Minute™

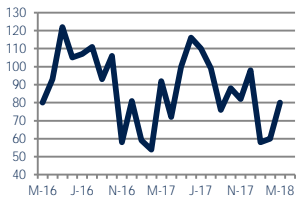
**Focus On:** Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

March 2018

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

## Units Sold

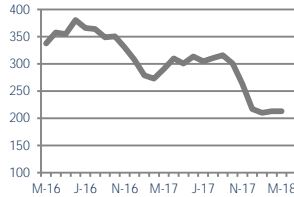
80



Down -13%  
Vs. Year Ago

## Active Inventory

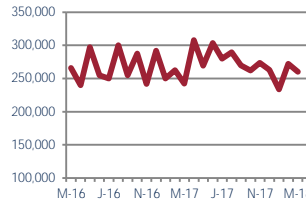
213



Down -27%  
Vs. Year Ago

## Median Sale Price

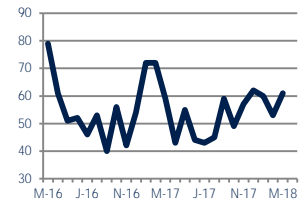
\$260,250



Up 7%  
Vs. Year Ago

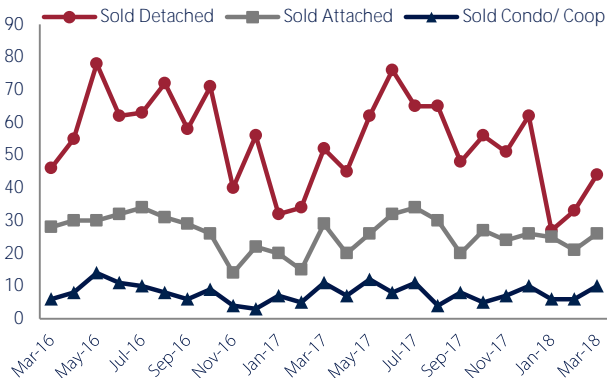
## Days On Market

61



Up 3%  
Vs. Year Ago

### Units Sold\*



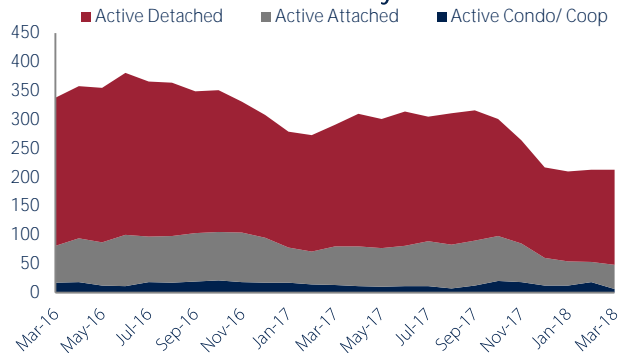
## Units Sold

There was an increase in total units sold in March, with 80 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County versus 60 last month, an increase of 33%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2017.

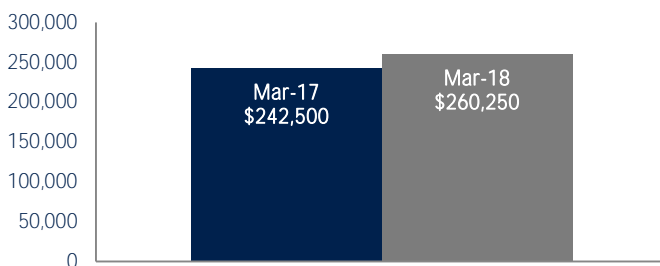
## Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 27%. The total number of active inventory this March was 213 compared to 291 in March 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$242,500. This March, the median sale price was \$260,250, an increase of 7% or \$17,750 compared to last year. The current median sold price is 4% 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.

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.



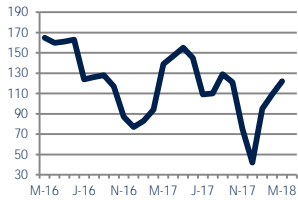
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

**New Listings**

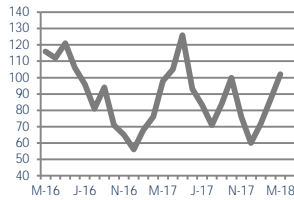
122



**Down -12%**  
Vs. Year Ago

**Current Contracts**

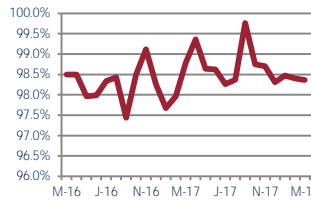
102



**Up 4%**  
Vs. Year Ago

**Sold Vs. List Price**

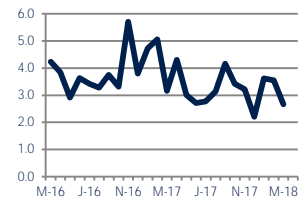
98.4%



**No Change**  
Vs. Year Ago

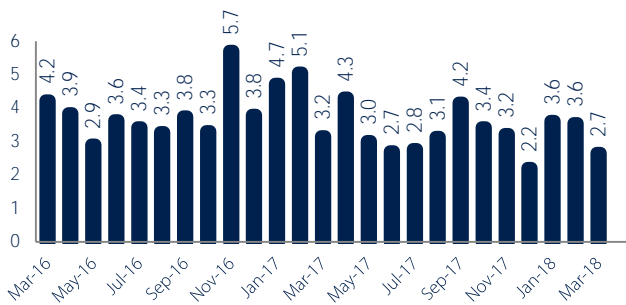
**Months of Supply**

2.7



**Down -16%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

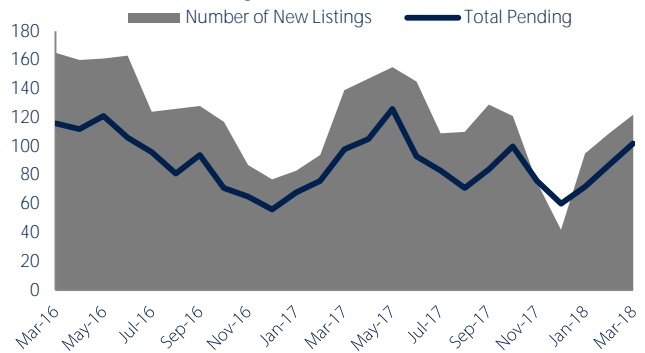
In March, there was 2.7 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 3.2 in March 2017. That is a decrease of 16% versus a year ago.

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.

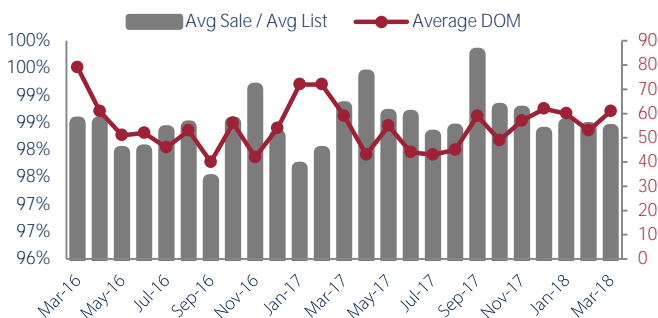
**New Listings & Current Contracts**

This month there were 122 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 139 in March 2017, a decrease of 12%. There were 102 current contracts pending sale this March compared to 98 a year ago. The number of current contracts is 4% 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 Perry Hall, Nottingham, and Northeastern Baltimore County was 98.4% 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 61, higher than the average last year, which was 59, an increase of 3%.



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