



# The Long & Foster Market Minute™

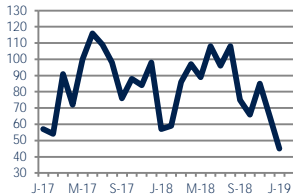
**Focus On:** Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

January 2019

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

## Units Sold

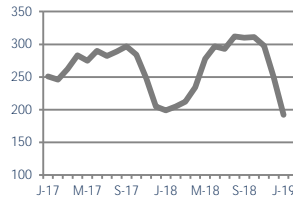
45



Down -21%  
Vs. Year Ago

## Active Inventory

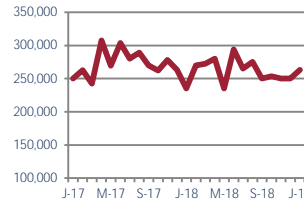
192



Down -4%  
Vs. Year Ago

## Median Sale Price

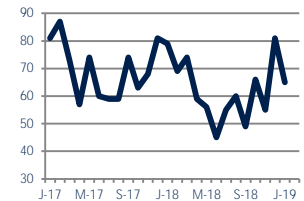
\$263,000



Up 12%  
Vs. Year Ago

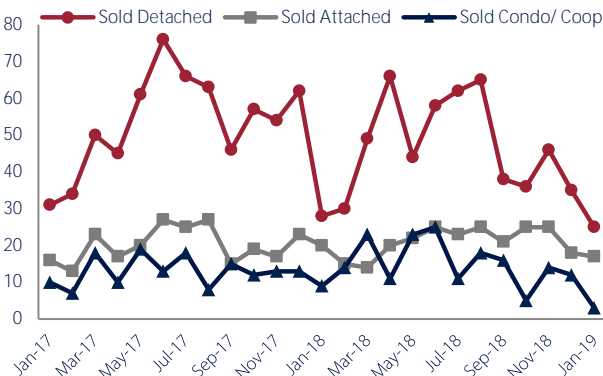
## Days On Market

65



Down -18%  
Vs. Year Ago

### Units Sold\*



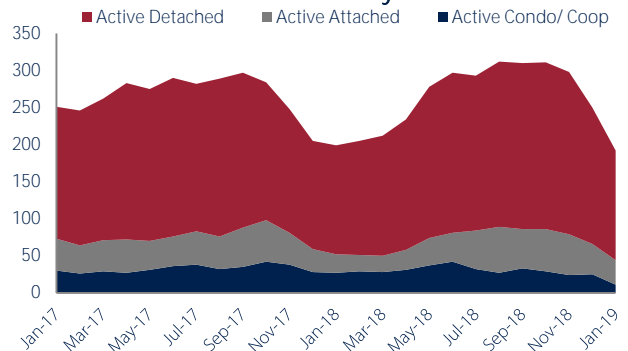
## Units Sold

There was a decrease in total units sold in January, with 45 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County versus 65 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 21% versus January 2018.

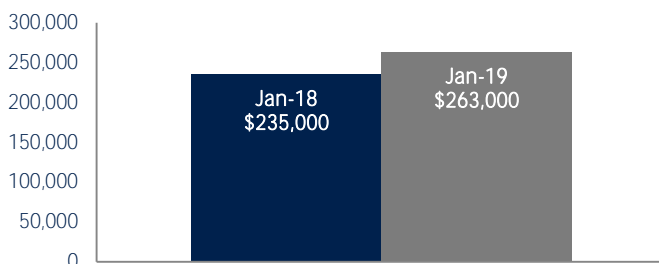
## Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this January was 192 compared to 199 in January 2018. This month's total of 192 is lower than the previous month's total supply of available inventory of 250, a decrease of 23%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$235,000. This January, the median sale price was \$263,000, an increase of 12% or \$28,000 compared to last year. The current median sold price is 5% higher than in December.

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 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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





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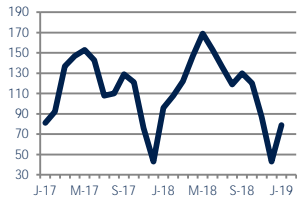
**Focus On:** Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

January 2019

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## New Listings

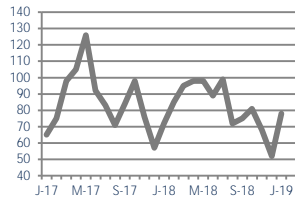
79



**Down -18%**  
Vs. Year Ago

## Current Contracts

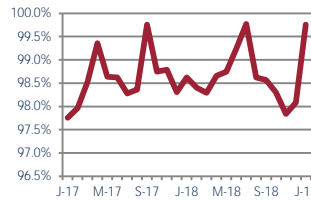
78



**Up 8%**  
Vs. Year Ago

## Sold Vs. List Price

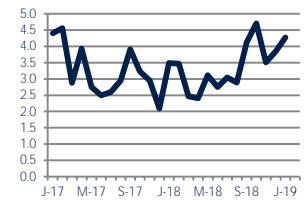
99.8%



**Up 1.2%**  
Vs. Year Ago

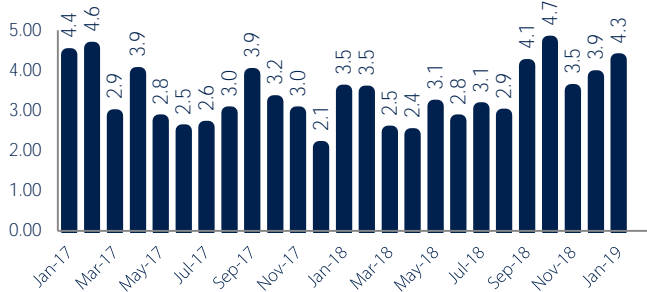
## Months of Supply

4.3



**Up 22%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

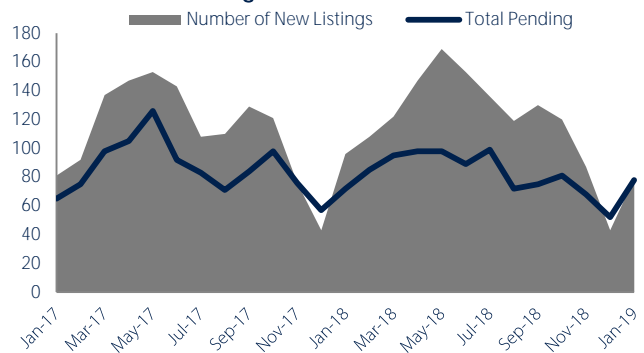
In January, there was 4.3 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 3.5 in January 2018. That is an increase of 22% versus a year ago.

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.

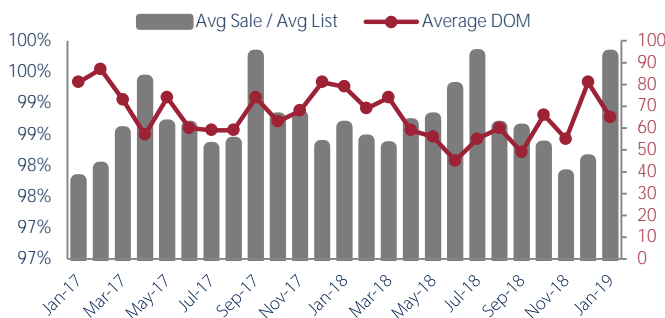
## New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 96 in January 2018, a decrease of 18%. There were 78 current contracts pending sale this January compared to 72 a year ago. The number of current contracts is 8% higher than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Perry Hall, Nottingham, and Northeastern Baltimore County was 99.8% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 79, a decrease of 18%.



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