



The Long & Foster Market Minute™

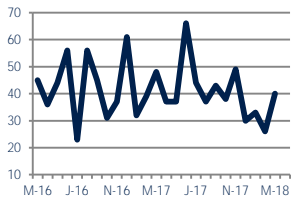
Focus On: Pikesville and Stevenson Housing Market

March 2018

Zip Code(s): 21208 and 21153

Units Sold

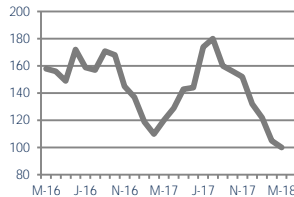
40



Down -17%
Vs. Year Ago

Active Inventory

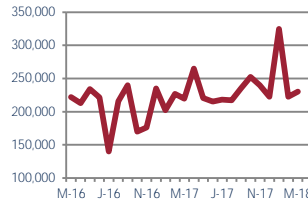
100



Down -17%
Vs. Year Ago

Median Sale Price

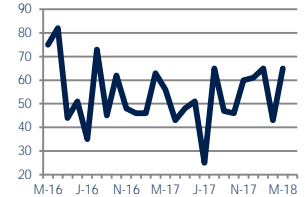
\$230,000



Up 5%
Vs. Year Ago

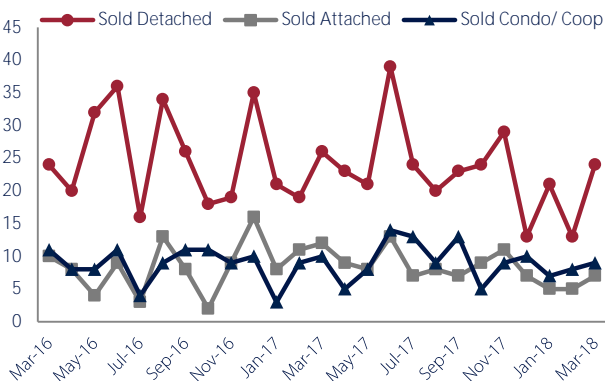
Days On Market

65



Up 16%
Vs. Year Ago

Units Sold*



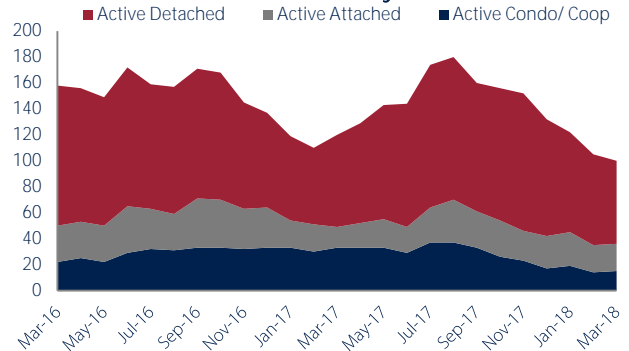
Units Sold

There was an increase in total units sold in March, with 40 sold this month in Pikesville and Stevenson. This month's total units sold was lower than at this time last year.

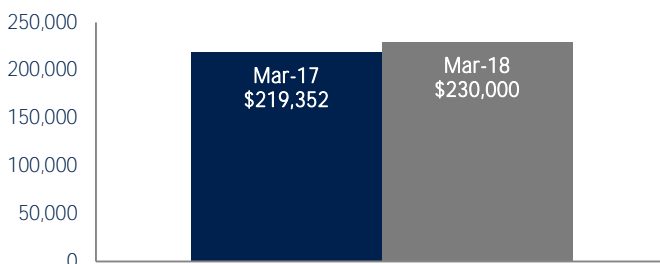
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 17%. The total number of active inventory this March was 100 compared to 120 in March 2017. This month's total of 100 is lower than the previous month's total supply of available inventory of 105, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Pikesville and Stevenson Homes was \$219,352. This March, the median sale price was \$230,000, an increase of 5% or \$10,648 compared to last year. The current median sold price is 3% higher 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.

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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



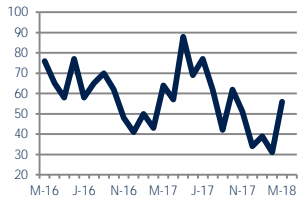
Focus On: Pikesville and Stevenson Housing Market

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New Listings

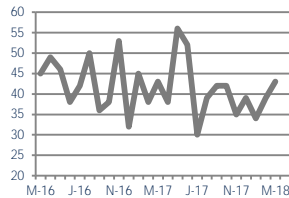
56



Down -13%
Vs. Year Ago

Current Contracts

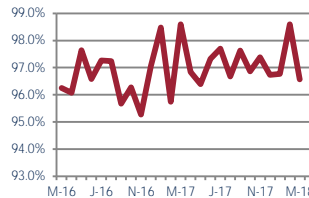
43



No Change
Vs. Year Ago

Sold Vs. List Price

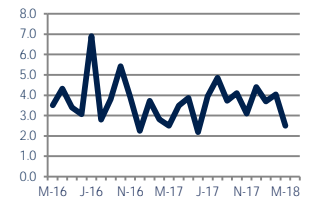
96.6%



Down -2.1%
Vs. Year Ago

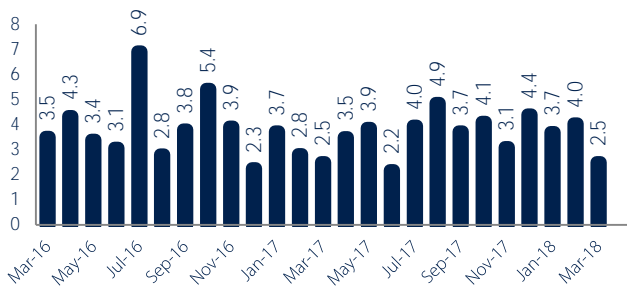
Months of Supply

2.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

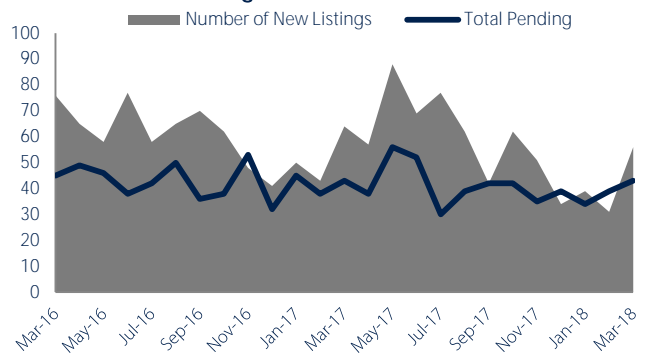
In March, there was 2.5 months of supply available in Pikesville and Stevenson. The amount of supply is similar compared to a year ago.

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.

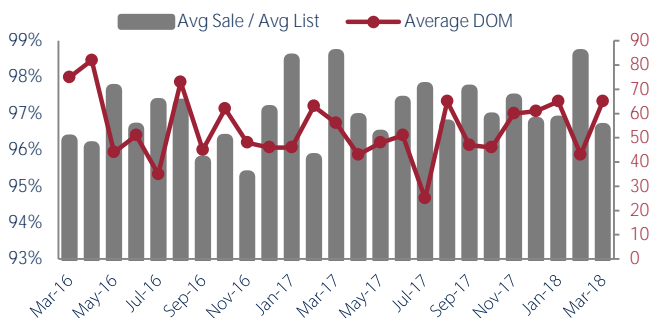
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Pikesville and Stevenson compared to 64 in March 2017, a decrease of 13%. There were 43 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 10% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Pikesville and Stevenson was 96.6% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 56, an increase of 16%.



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