



The Long & Foster Market Minute™

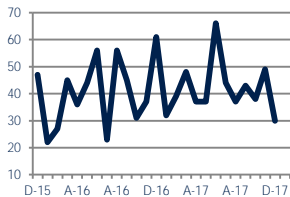
Focus On: Pikesville and Stevenson Housing Market

December 2017

Zip Code(s): 21208 and 21153

Units Sold

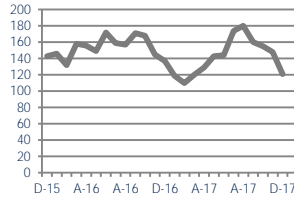
30



Down
Vs. Year Ago

Active Inventory

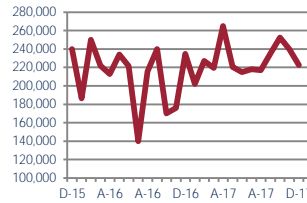
121



Down -12%
Vs. Year Ago

Median Sale Price

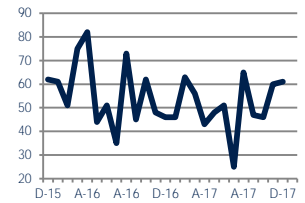
\$222,500



Down -5%
Vs. Year Ago

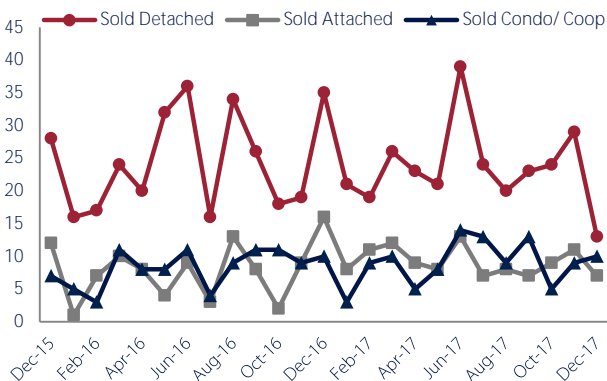
Days On Market

61



Up 33%
Vs. Year Ago

Units Sold*



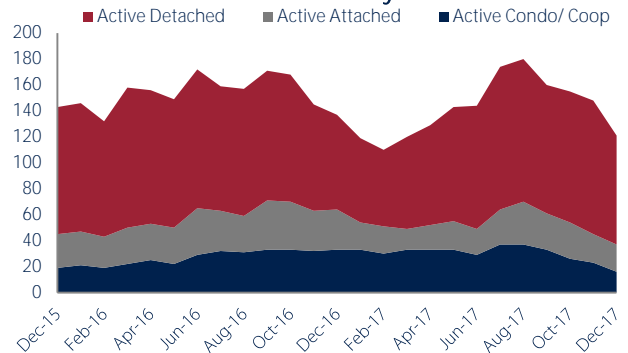
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 30 sold this month in Pikesville and Stevenson. This month's total units sold was lower than at this time last year, a decrease from December 2016.

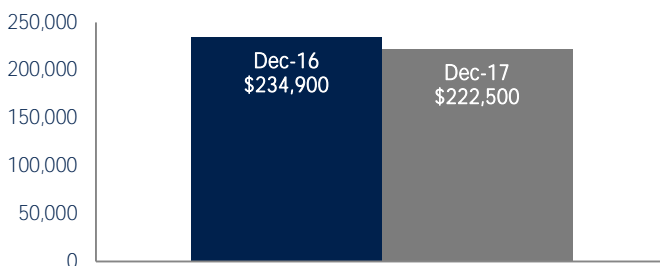
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 12%. The total number of active inventory this December was 121 compared to 137 in December 2016. This month's total of 121 is lower than the previous month's total supply of available inventory of 148, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Pikesville and Stevenson Homes was \$234,900. This December, the median sale price was \$222,500, a decrease of 5% or \$12,400 compared to last year. The current median sold price is 7% 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.

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.



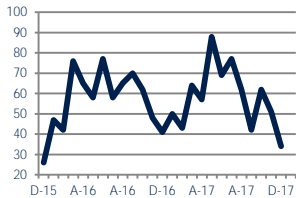
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21208 and 21153

New Listings

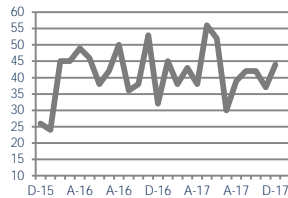
34



Down -17%
Vs. Year Ago

Current Contracts

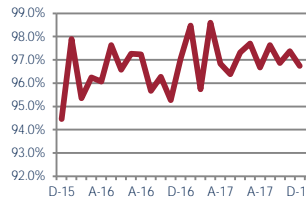
44



Up 38%
Vs. Year Ago

Sold Vs. List Price

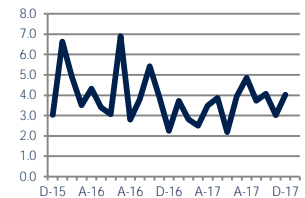
96.7%



No Change
Vs. Year Ago

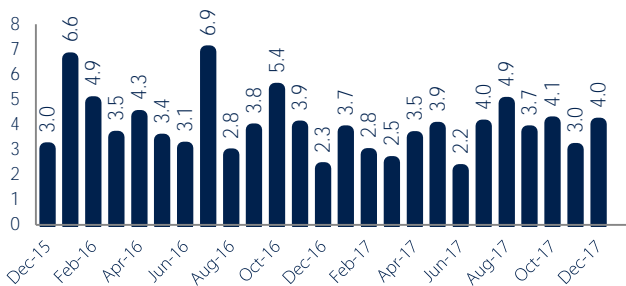
Months of Supply

4.0



Up 79%
Vs. Year Ago

Months Of Supply



Months of Supply

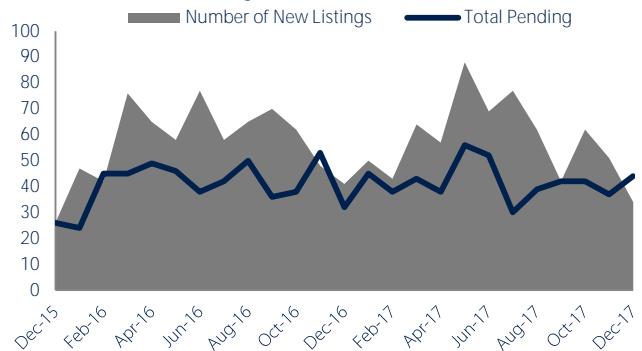
In December, there was 4.0 months of supply available in Pikesville and Stevenson, compared to 2.2 in December 2016. That is an increase of 80% versus a year ago.

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.

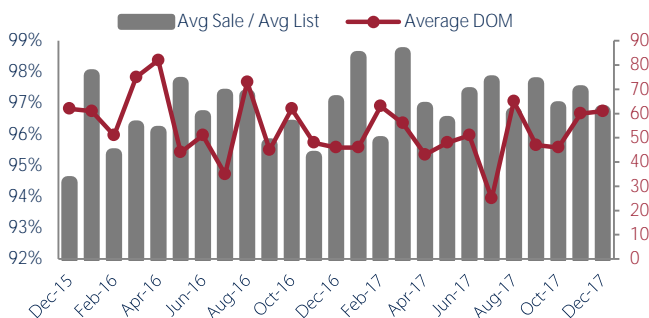
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Pikesville and Stevenson compared to 41 in December 2016, a decrease of 17%. There were 44 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 38% 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 Pikesville and Stevenson was 96.7% 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 46, an increase of 33%.



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