



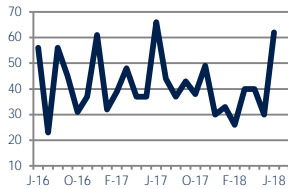
The Long & Foster Market Minute™

Focus On: Pikesville and Stevenson Housing Market

June 2018

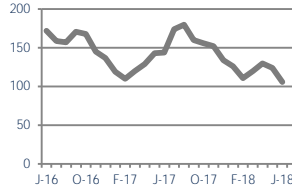
Zip Code(s): 21208 and 21153

Units Sold
62



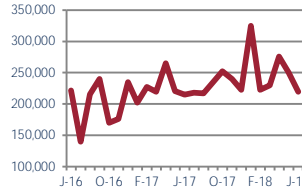
Down -6%
Vs. Year Ago

Active Inventory
106



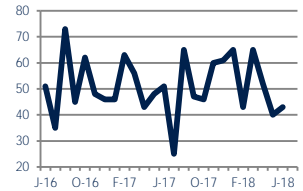
Down -26%
Vs. Year Ago

Median Sale Price
\$219,450



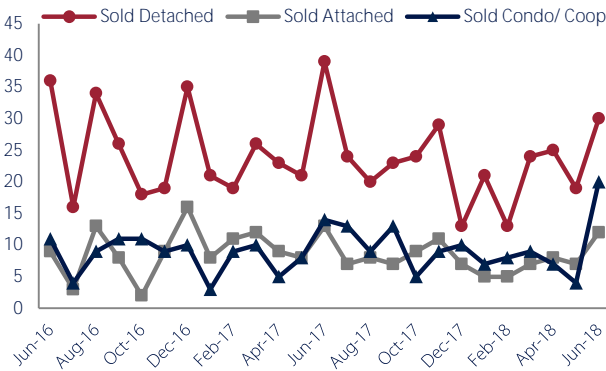
Up 2%
Vs. Year Ago

Days On Market
43



Down -16%
Vs. Year Ago

Units Sold*



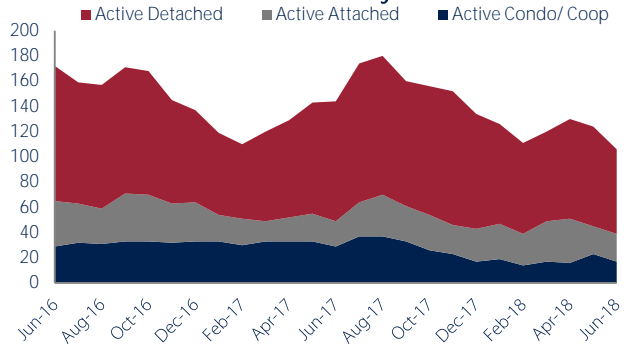
Units Sold

There was an increase in total units sold in June, with 62 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 38 units or 26%. The total number of active inventory this June was 106 compared to 144 in June 2017. This month's total of 106 is lower than the previous month's total supply of available inventory of 124, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Pikesville and Stevenson Homes was \$215,000. This June, the median sale price was \$219,450, an increase of 2% or \$4,450 compared to last year. The current median sold price is 12% lower than in May.

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.

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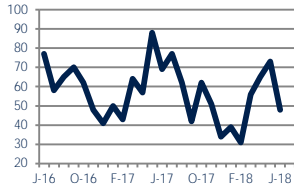
Focus On: Pikesville and Stevenson Housing Market

June 2018

Zip Code(s): 21208 and 21153

New Listings

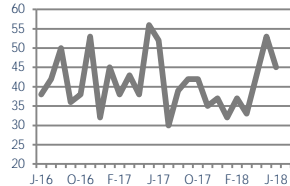
48



Down -30%
Vs. Year Ago

Current Contracts

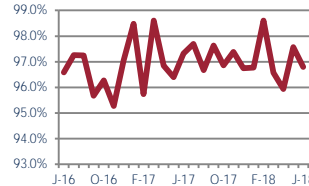
45



Down -13%
Vs. Year Ago

Sold Vs. List Price

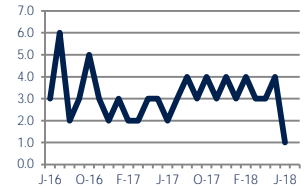
96.8%



Down -0.5%
Vs. Year Ago

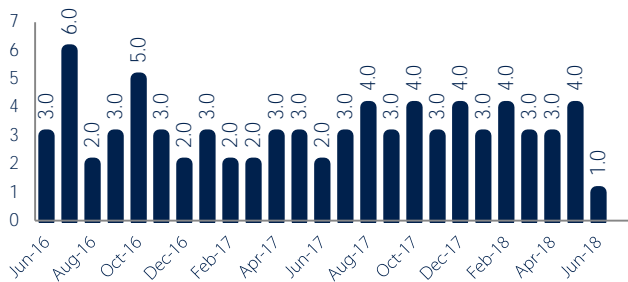
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

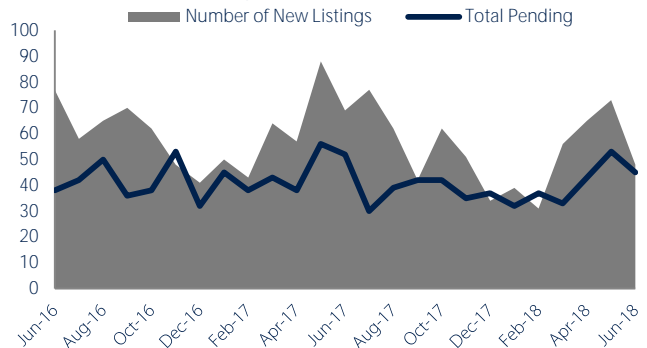
In June, there was 1.7 months of supply available in Pikesville and Stevenson, compared to 2.2 in June 2017. That is a decrease of 22% versus a year ago.

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.

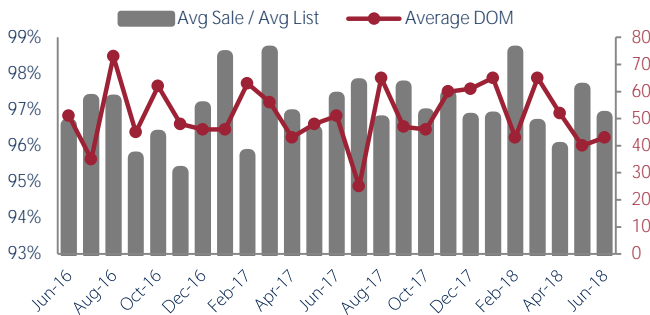
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Pikesville and Stevenson compared to 69 in June 2017, a decrease of 30%. There were 45 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 13% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Pikesville and Stevenson was 96.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 51, a decrease of 16%.



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