



The Long & Foster Market Minute™

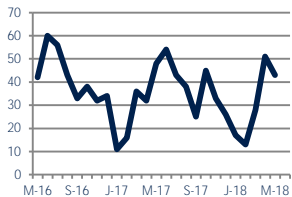
Focus On: Severna Park Housing Market

May 2018

Zip Code(s): 21146

Units Sold

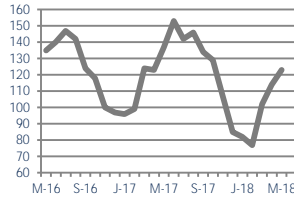
43



Down -10%
Vs. Year Ago

Active Inventory

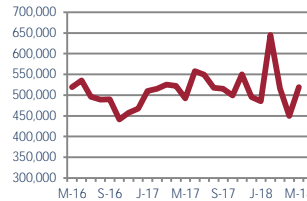
123



Down -10%
Vs. Year Ago

Median Sale Price

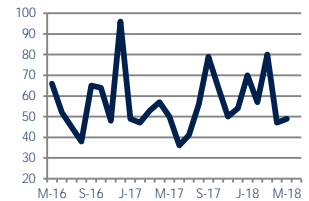
\$519,000



Up 5%
Vs. Year Ago

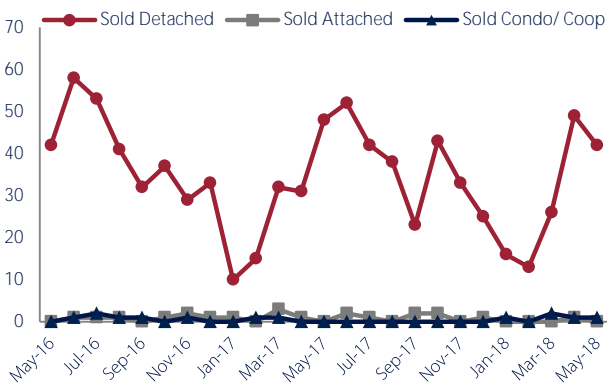
Days On Market

49



Down -2%
Vs. Year Ago

Units Sold*



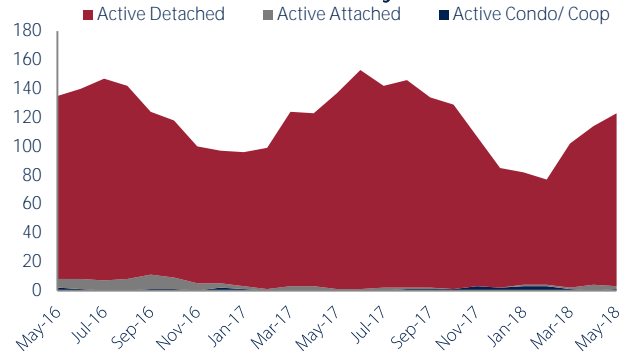
Units Sold

There was a decrease in total units sold in May, with 43 sold this month in Severna Park versus 51 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 10% versus May 2017.

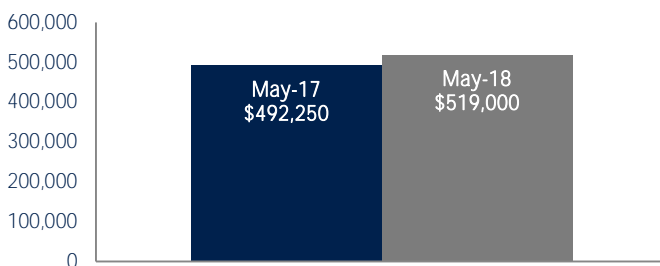
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 10%. The total number of active inventory this May was 123 compared to 137 in May 2017. This month's total of 123 is higher than the previous month's total supply of available inventory of 114, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Severna Park Homes was \$492,250. This May, the median sale price was \$519,000, an increase of 5% or \$26,750 compared to last year. The current median sold price is 15% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Severna Park are defined as properties listed in zip code/s 21146.

*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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INTERNATIONAL REAL ESTATE



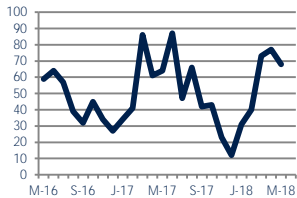
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May 2018

Zip Code(s): 21146

New Listings

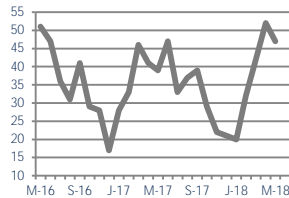
68



Up 6%
Vs. Year Ago

Current Contracts

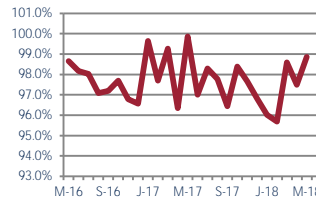
47



Up 21%
Vs. Year Ago

Sold Vs. List Price

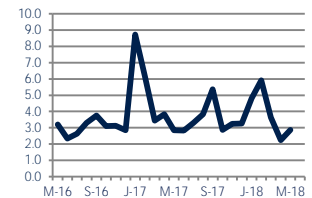
98.9%



Down -1%
Vs. Year Ago

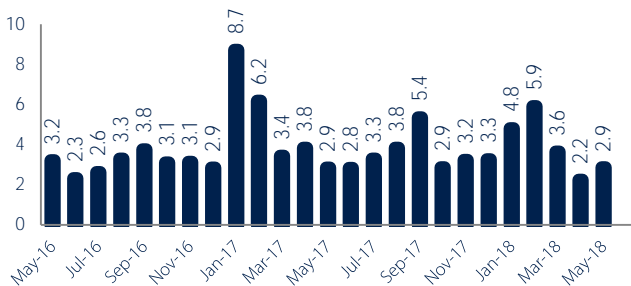
Months of Supply

2.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

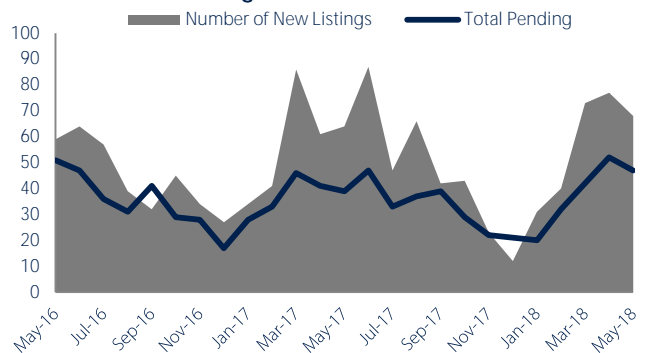
In May, there was 2.9 months of supply available in Severna Park. The amount of supply is similar compared to a year ago.

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.

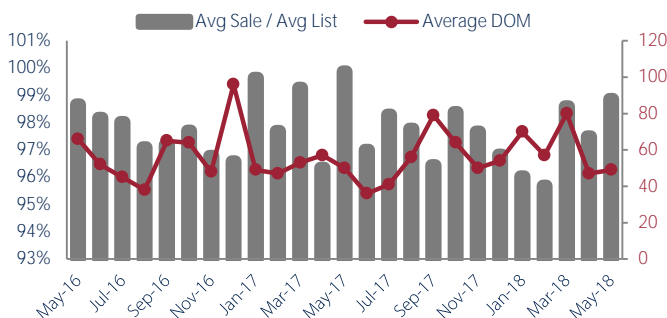
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Severna Park compared to 64 in May 2017, an increase of 6%. There were 47 current contracts pending sale this May compared to 39 a year ago. The number of current contracts is 21% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Severna Park was 98.9% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 50, a decrease of 2%.



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