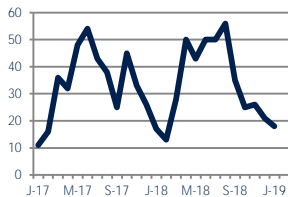




Zip Code(s): 21146

Units Sold

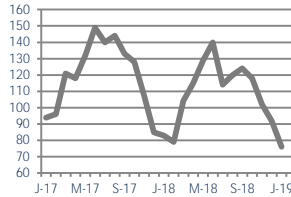
18



Up 6%
Vs. Year Ago

Active Inventory

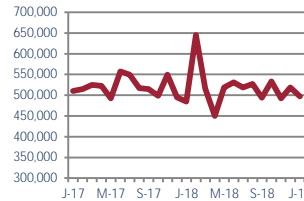
76



Down -8%
Vs. Year Ago

Median Sale Price

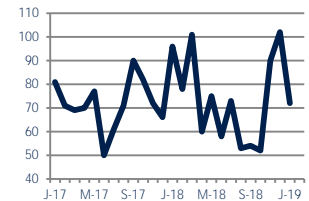
\$497,250



Up 3%
Vs. Year Ago

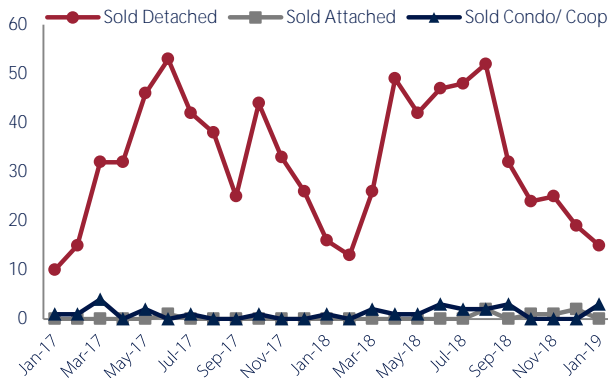
Days On Market

72



Down -25%
Vs. Year Ago

Units Sold*



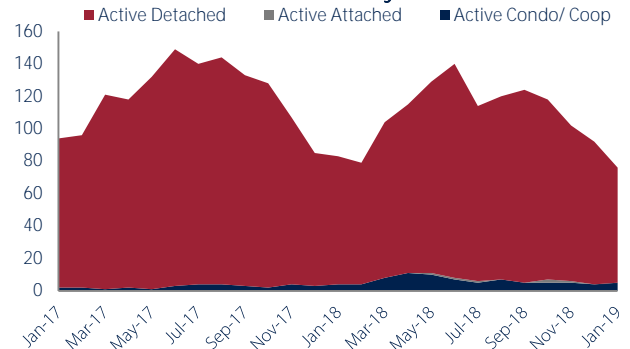
Units Sold

There was a decrease in total units sold in January, with 18 sold this month in Severna Park versus 21 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 6% versus January 2018.

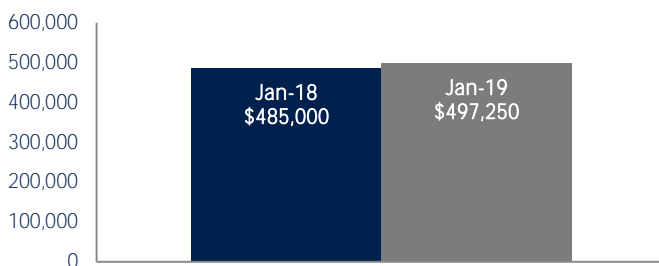
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 8%. The total number of active inventory this January was 76 compared to 83 in January 2018. This month's total of 76 is lower than the previous month's total supply of available inventory of 92, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Severna Park Homes was \$485,000. This January, the median sale price was \$497,250, an increase of 3% or \$12,250 compared to last year. The current median sold price is 4% lower 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.

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 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





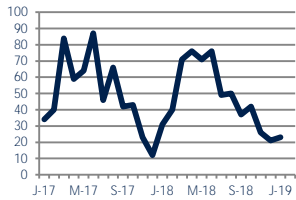
Focus On: Severna Park Housing Market

January 2019

Zip Code(s): 21146

New Listings

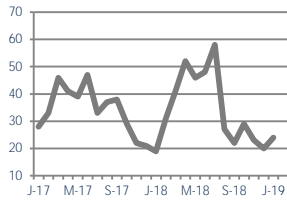
23



Down -26%
Vs. Year Ago

Current Contracts

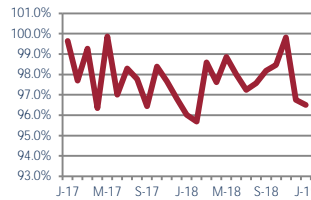
24



Up 26%
Vs. Year Ago

Sold Vs. List Price

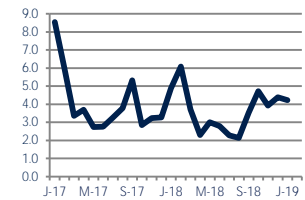
96.5%



No Change
Vs. Year Ago

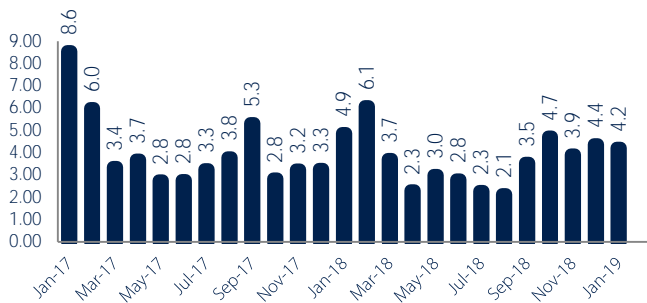
Months of Supply

4.2



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

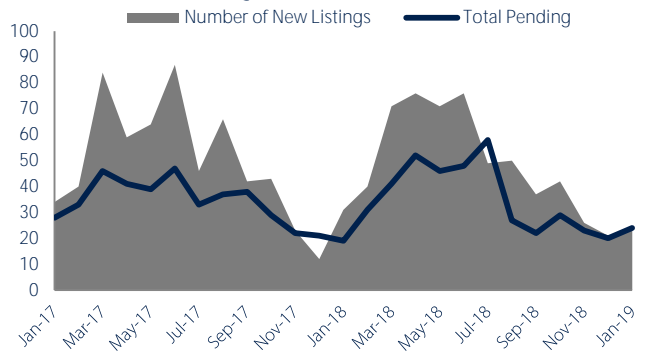
In January, there was 4.2 months of supply available in Severna Park, compared to 4.9 in January 2018. That is a decrease of 14% versus a year ago.

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.

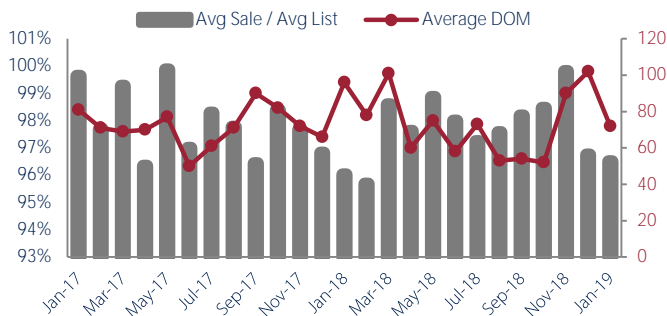
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Severna Park compared to 31 in January 2018, a decrease of 26%. There were 24 current contracts pending sale this January compared to 19 a year ago. The number of current contracts is 26% 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 Severna Park was 96.5% 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 72, lower than the average last year, which was 96, a decrease of 25%.



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