

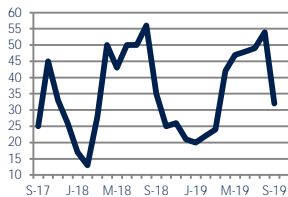
Focus On: Severna Park Housing Market

September 2019

Zip Code(s): 21146

Units Sold

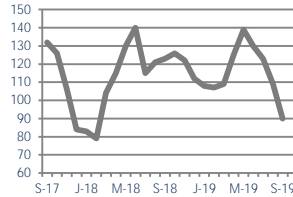
32



Down
Vs. Year Ago

Active Inventory

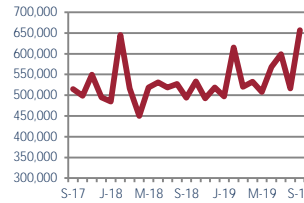
90



Down -27%
Vs. Year Ago

Median Sale Price

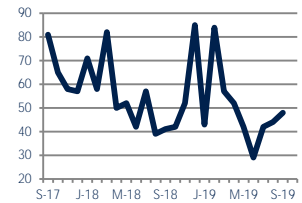
\$657,000



Up
Vs. Year Ago

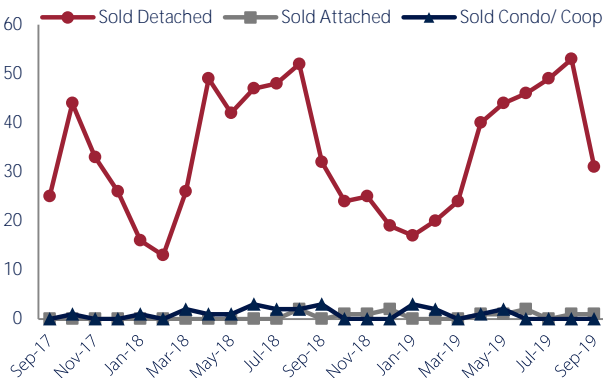
Days On Market

48



Up 17%
Vs. Year Ago

Units Sold*



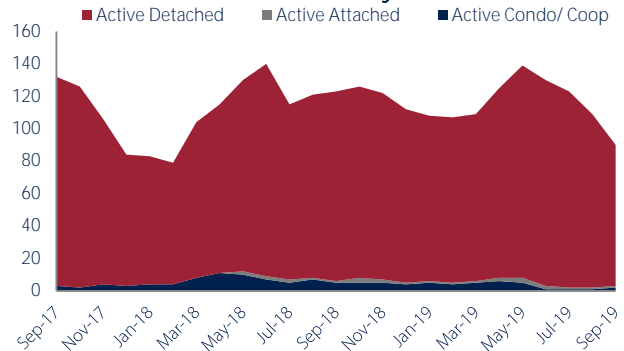
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 32 sold this month in Severna Park. This month's total units sold was lower than at this time last year, a decrease from September 2018.

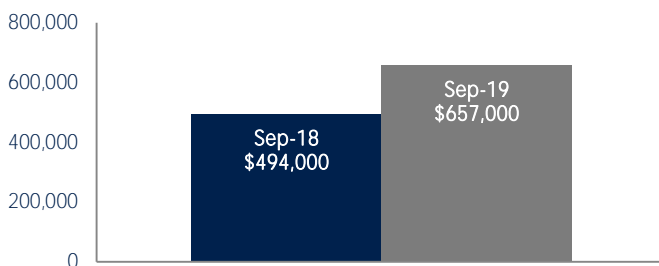
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 27%. The total number of active inventory this September was 90 compared to 123 in September 2018. This month's total of 90 is lower than the previous month's total supply of available inventory of 109, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Severna Park Homes was \$494,000. This September, the median sale price was \$657,000, an increase of \$163,000 compared to last year. The current median sold price is higher than in August.

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.



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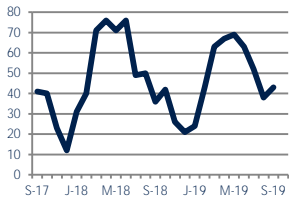
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September 2019

Zip Code(s): 21146

New Listings

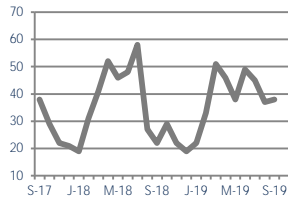
43



Up 19%
Vs. Year Ago

Current Contracts

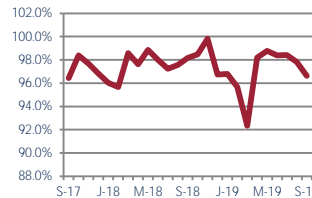
38



Up 73%
Vs. Year Ago

Sold Vs. List Price

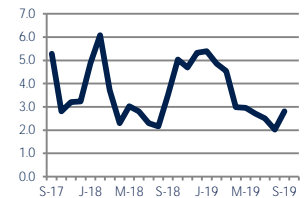
96.6%



Down -1.6%
Vs. Year Ago

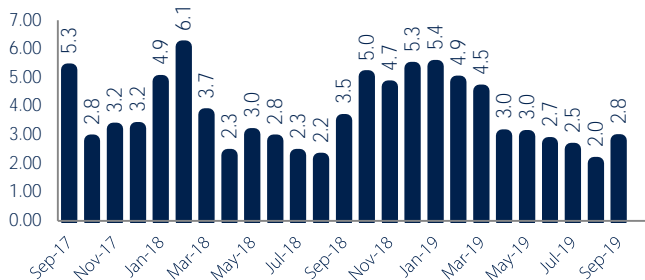
Months of Supply

2.8



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

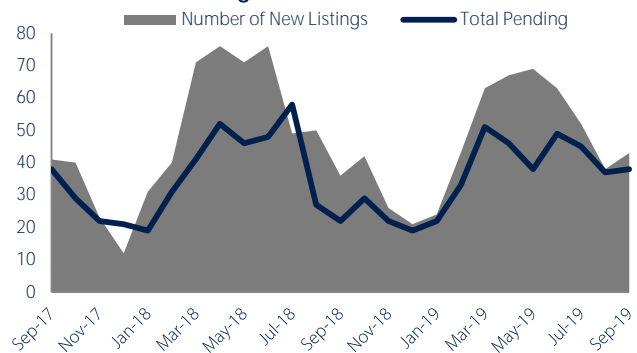
In September, there was 2.8 months of supply available in Severna Park, compared to 3.5 in September 2018. That is a decrease of 20% versus a year ago.

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.

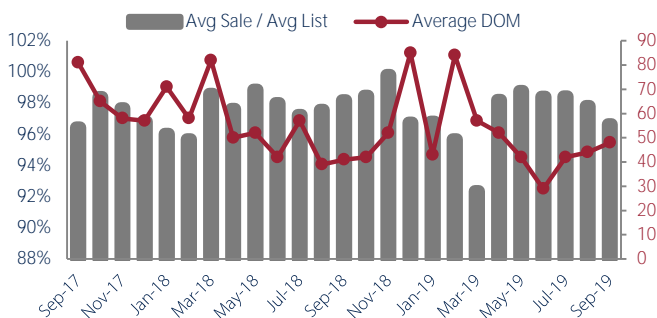
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Severna Park compared to 36 in September 2018, an increase of 19%. There were 38 current contracts pending sale this September compared to 22 a year ago. The number of current contracts is 73% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Severna Park was 96.6% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 41, an increase of 17%.



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