



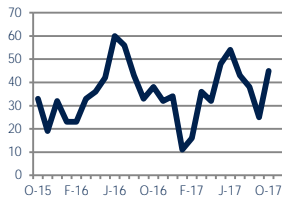
Focus On: Severna Park Housing Market

October 2017

Zip Code(s): 21146

Units Sold

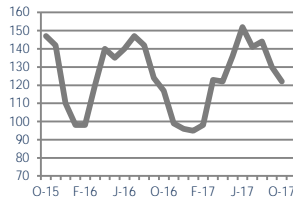
45



Up 18%
Vs. Year Ago

Active Inventory

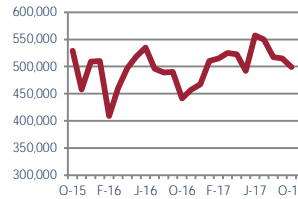
122



Up 4%
Vs. Year Ago

Median Sale Price

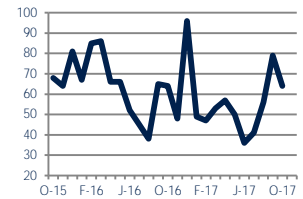
\$499,000



Up 13%
Vs. Year Ago

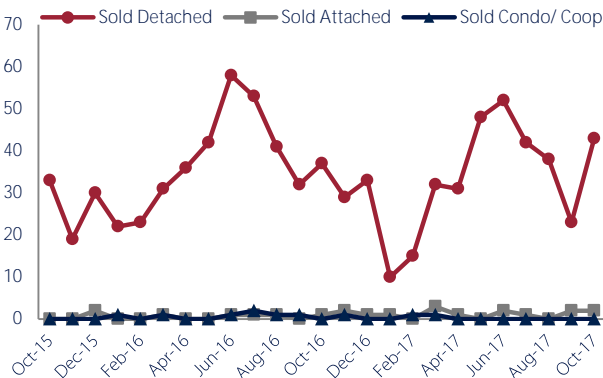
Days On Market

64



No Change
Vs. Year Ago

Units Sold*



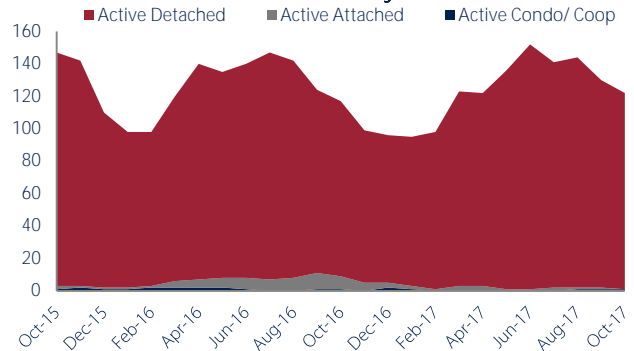
Units Sold

There was an increase in total units sold in October, with 45 sold this month in Severna Park. This month's total units sold was higher than at this time last year.

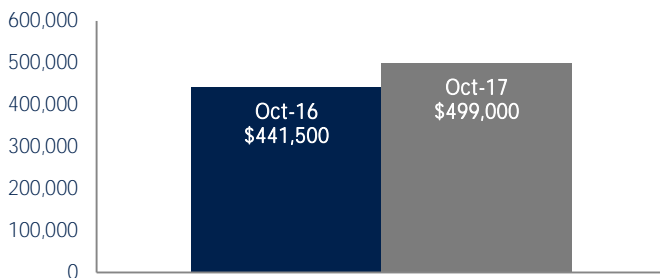
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 4%. The total number of active inventory this October was 122 compared to 117 in October 2016. This month's total of 122 is lower than the previous month's total supply of available inventory of 130, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Severna Park Homes was \$441,500. This October, the median sale price was \$499,000, an increase of 13% or \$57,500 compared to last year. The current median sold price is 3% lower than in September.

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

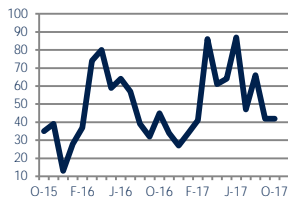
Focus On: Severna Park Housing Market

October 2017

Zip Code(s): 21146

New Listings

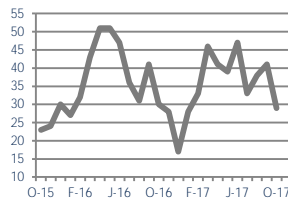
42



Down -7%
Vs. Year Ago

Current Contracts

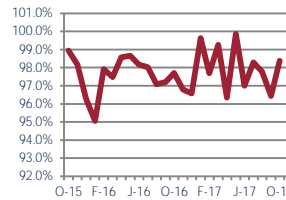
29



Down -3%
Vs. Year Ago

Sold Vs. List Price

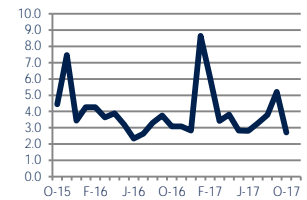
98.4%



Up 0.7%
Vs. Year Ago

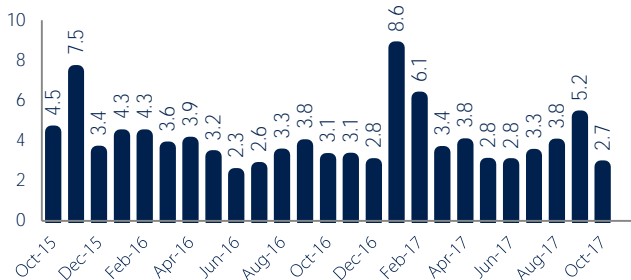
Months of Supply

2.7



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

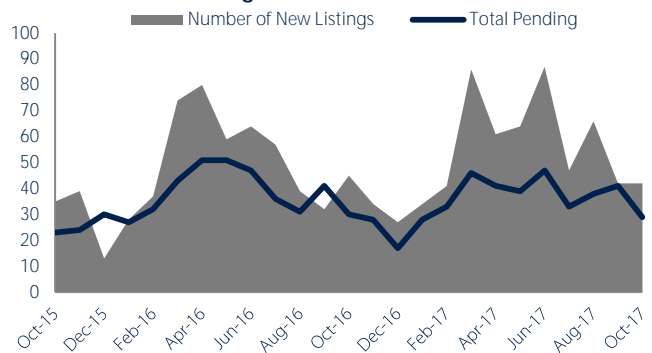
In October, there was 2.7 months of supply available in Severna Park, compared to 3.1 in October 2016. That is a decrease of 12% versus a year ago.

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.

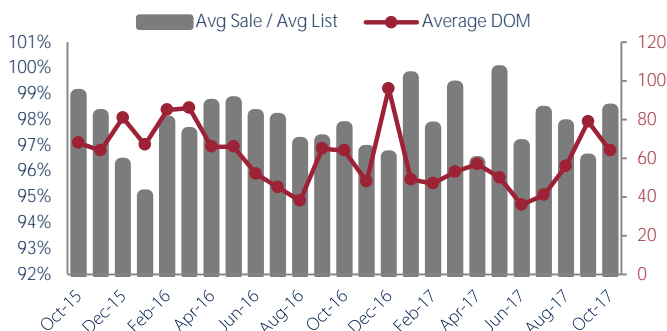
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Severna Park compared to 45 in October 2016, a decrease of 7%. There were 29 current contracts pending sale this October compared to 30 a year ago. The number of current contracts is 3% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Severna Park was 98.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 64, which is similar compared to a year ago.