



The Long & Foster Market Minute™

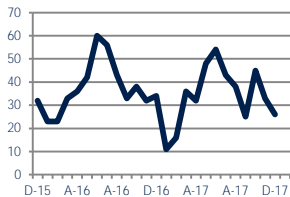
Focus On: Severna Park Housing Market

December 2017

Zip Code(s): 21146

Units Sold

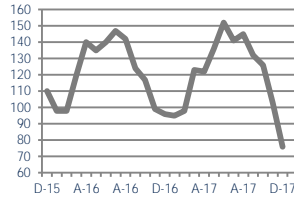
26



Down -24%
Vs. Year Ago

Active Inventory

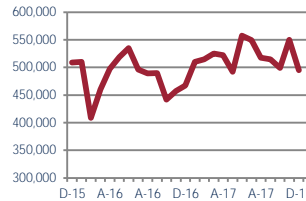
76



Down -21%
Vs. Year Ago

Median Sale Price

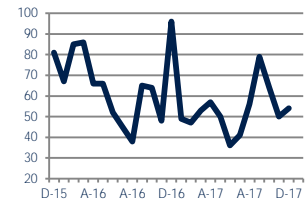
\$494,950



Up 6%
Vs. Year Ago

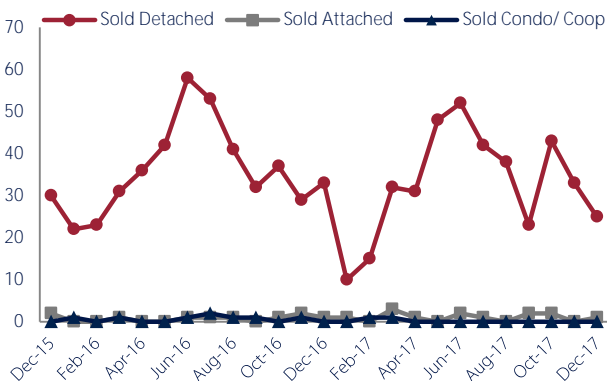
Days On Market

54



Down -44%
Vs. Year Ago

Units Sold*



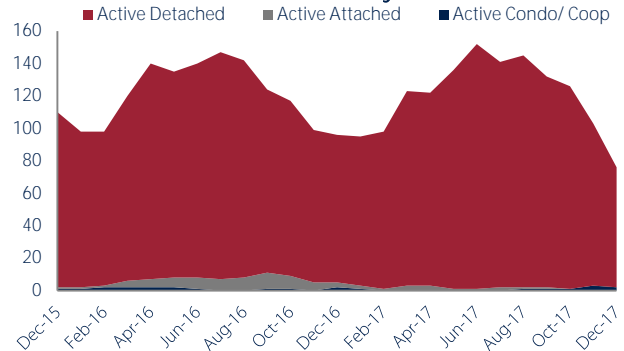
Units Sold

There was a decrease in total units sold in December, with 26 sold this month in Severna Park versus 33 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 24% versus December 2016.

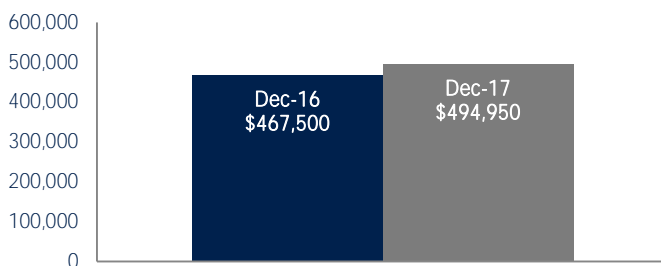
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 21%. The total number of active inventory this December was 76 compared to 96 in December 2016. This month's total of 76 is lower than the previous month's total supply of available inventory of 103, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Severna Park Homes was \$467,500. This December, the median sale price was \$494,950, an increase of 6% or \$27,450 compared to last year. The current median sold price is 10% lower than in November.

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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





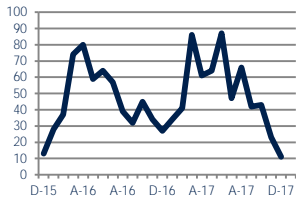
Focus On: Severna Park Housing Market

December 2017

Zip Code(s): 21146

New Listings

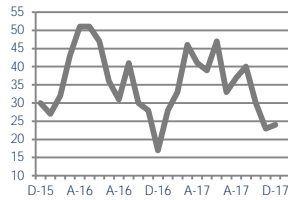
11



Down -59%
Vs. Year Ago

Current Contracts

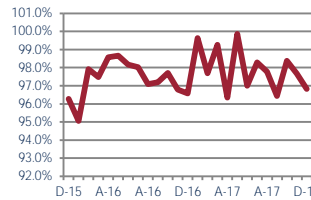
24



Up 41%
Vs. Year Ago

Sold Vs. List Price

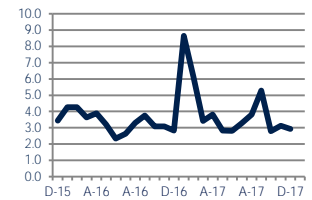
96.8%



No Change
Vs. Year Ago

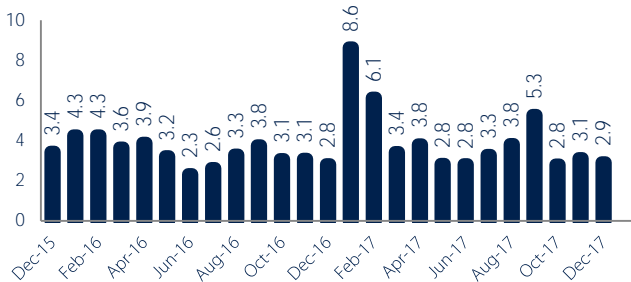
Months of Supply

2.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

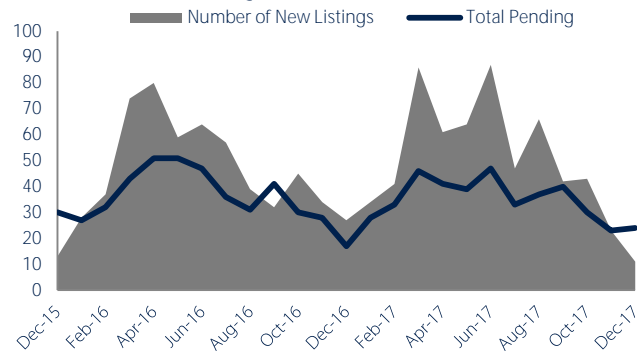
In December, there was 2.9 months of supply available in Severna Park. The amount of supply is similar compared to a year ago.

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.

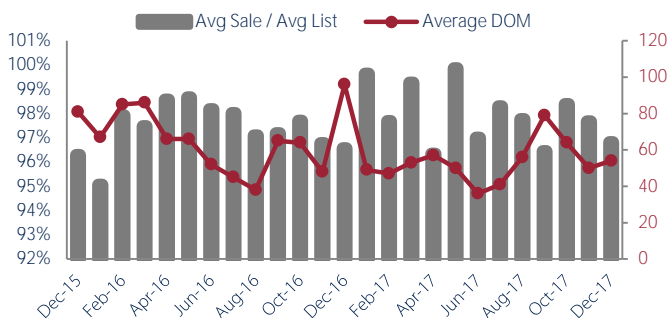
New Listings & Current Contracts

This month there were 11 homes newly listed for sale in Severna Park compared to 27 in December 2016, a decrease of 59%. There were 24 current contracts pending sale this December compared to 17 a year ago. The number of current contracts is 41% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Severna Park was 96.8% 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 54, lower than the average last year, which was 96, a decrease of 44%.



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