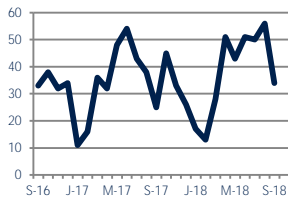


Zip Code(s): 21146

### Units Sold

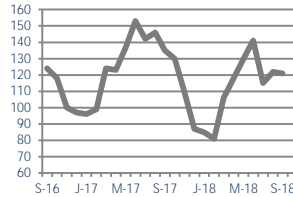
34



**Up**  
Vs. Year Ago

### Active Inventory

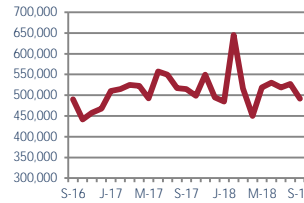
121



**Down -10%**  
Vs. Year Ago

### Median Sale Price

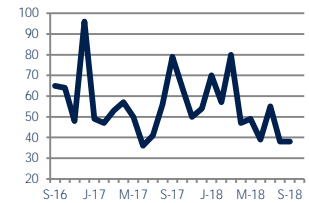
\$492,000



**Down -4%**  
Vs. Year Ago

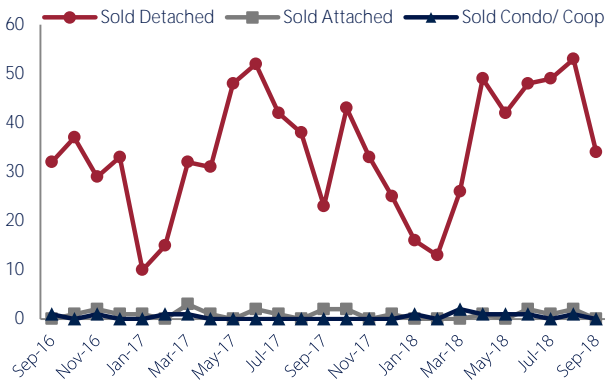
### Days On Market

38



**Down**  
Vs. Year Ago

### Units Sold\*



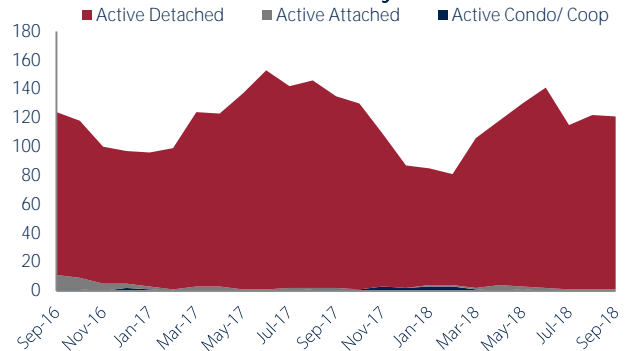
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 34 sold this month in Severna Park. This month's total units sold was higher than at this time last year, an increase from September 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 September was 121 compared to 135 in September 2017. This month's total of 121 is lower than the previous month's total supply of available inventory of 122, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Severna Park Homes was \$515,000. This September, the median sale price was \$492,000, a decrease of 4% or \$23,000 compared to last year. The current median sold price is 7% lower 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 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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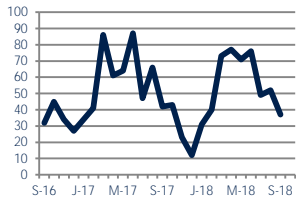
## Focus On: Severna Park Housing Market

September 2018

Zip Code(s): 21146

### New Listings

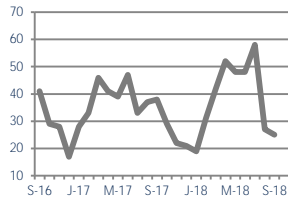
37



Down -12%  
Vs. Year Ago

### Current Contracts

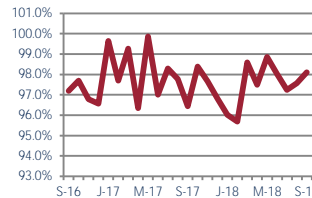
25



Down -34%  
Vs. Year Ago

### Sold Vs. List Price

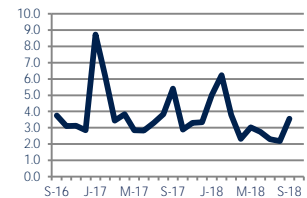
98.1%



Up 1.7%  
Vs. Year Ago

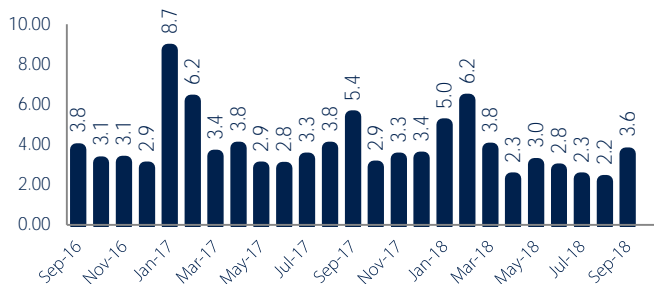
### Months of Supply

3.6



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

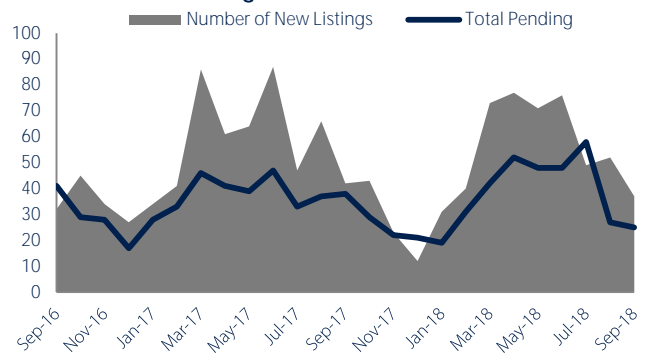
In September, there was 3.6 months of supply available in Severna Park, compared to 5.4 in September 2017. That is a decrease of 34% versus a year ago.

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.

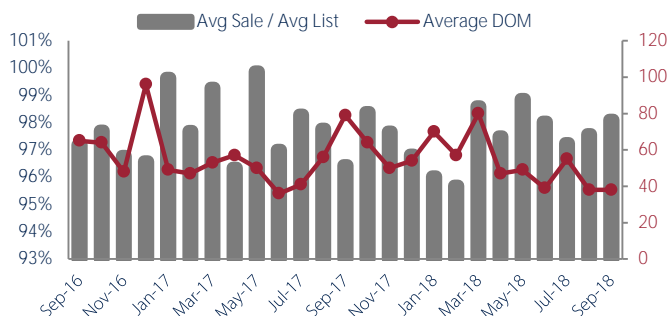
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Severna Park compared to 42 in September 2017, a decrease of 12%. There were 25 current contracts pending sale this September compared to 38 a year ago. The number of current contracts is 34% lower 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 98.1% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 79. This decrease was impacted by the limited number of sales.



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