



The Long & Foster Market Minute™

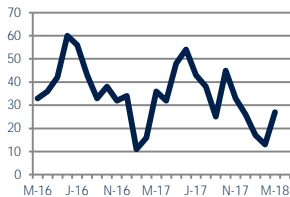
Focus On: Severna Park Housing Market

March 2018

Zip Code(s): 21146

Units Sold

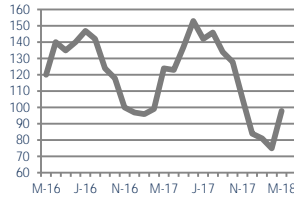
27



Down
Vs. Year Ago

Active Inventory

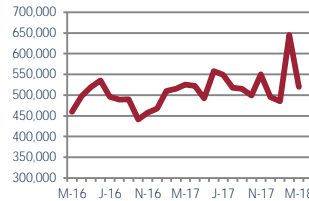
98



Down -21%
Vs. Year Ago

Median Sale Price

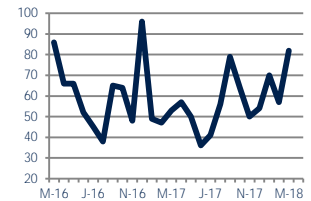
\$520,000



Down -1%
Vs. Year Ago

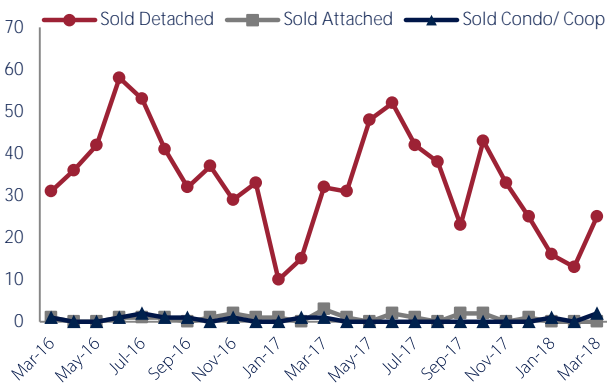
Days On Market

82



Up
Vs. Year Ago

Units Sold*



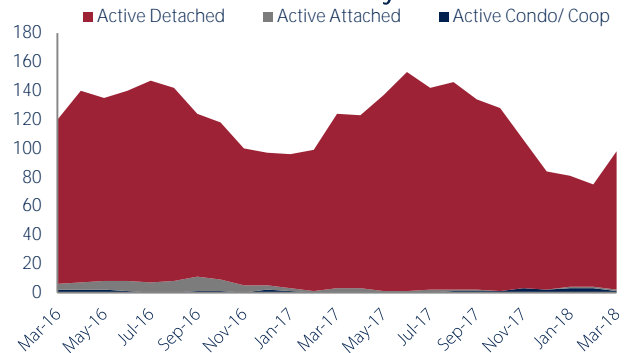
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 27 sold this month in Severna Park. This month's total units sold was lower than at this time last year, a decrease from March 2017.

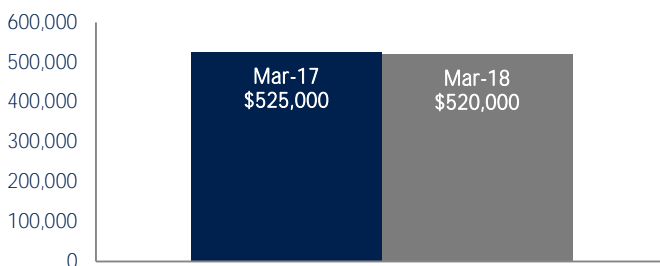
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 21%. The total number of active inventory this March was 98 compared to 124 in March 2017. This month's total of 98 is higher than the previous month's total supply of available inventory of 75, an increase of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Severna Park Homes was \$525,000. This March, the median sale price was \$520,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 19% lower than in February.

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





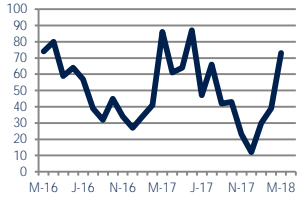
Focus On: Severna Park Housing Market

March 2018

Zip Code(s): 21146

New Listings

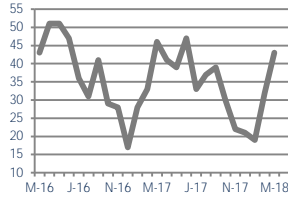
73



Down -15%
Vs. Year Ago

Current Contracts

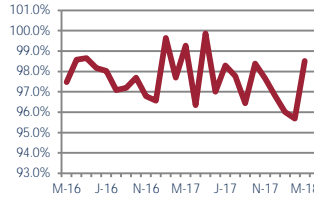
43



Down -7%
Vs. Year Ago

Sold Vs. List Price

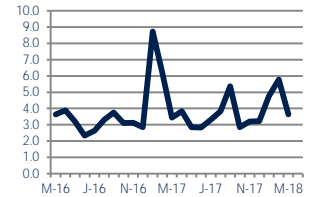
98.5%



Down -0.8%
Vs. Year Ago

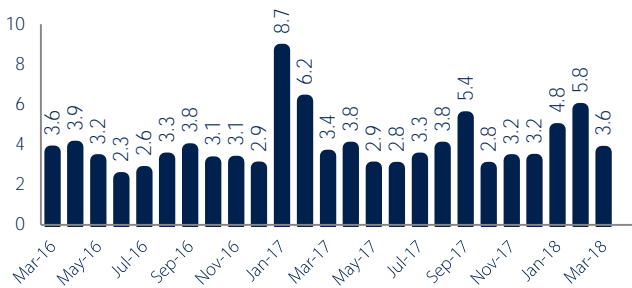
Months of Supply

3.6



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

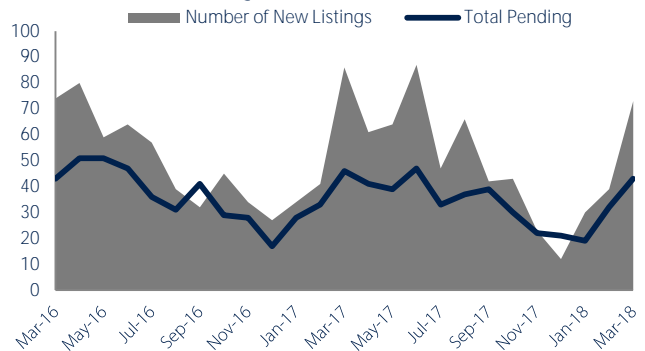
In March, there was 3.6 months of supply available in Severna Park, compared to 3.4 in March 2017. That is an increase of 5% versus a year ago.

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.

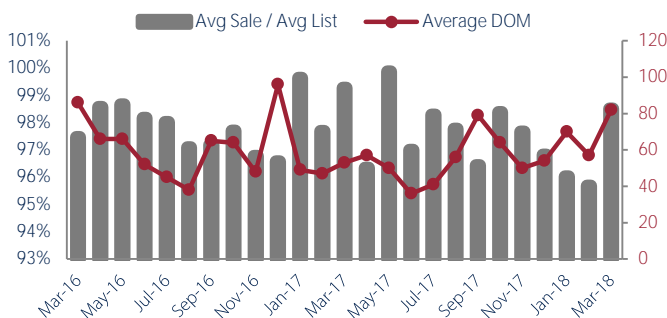
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Severna Park compared to 86 in March 2017, a decrease of 15%. There were 43 current contracts pending sale this March compared to 46 a year ago. The number of current contracts is 7% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Severna Park was 98.5% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 82, higher than the average last year, which was 53. This increase was impacted by the limited number of sales.



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