



The Long & Foster Market Minute™

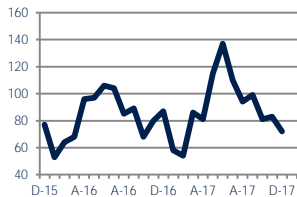
Focus On: Westminster and Taneytown Housing Market

December 2017

Zip Code(s): 21157, 21158 and 21787

Units Sold

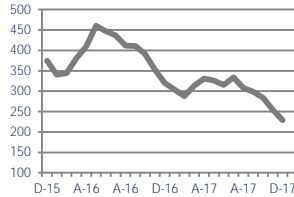
72



Down -17%
Vs. Year Ago

Active Inventory

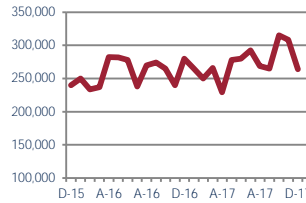
229



Down -28%
Vs. Year Ago

Median Sale Price

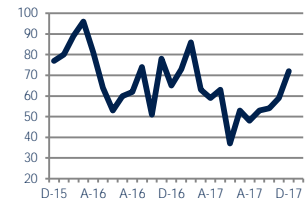
\$264,000



Down -6%
Vs. Year Ago

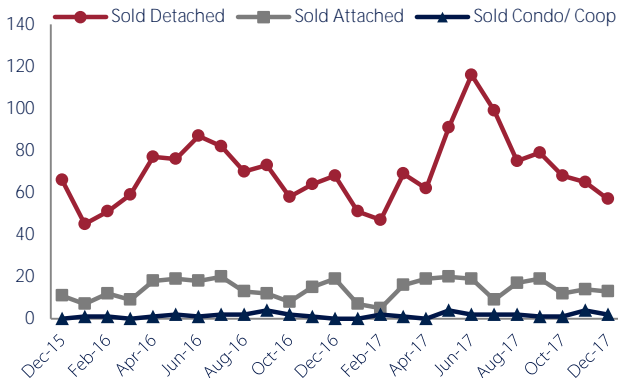
Days On Market

72



Up 11%
Vs. Year Ago

Units Sold*



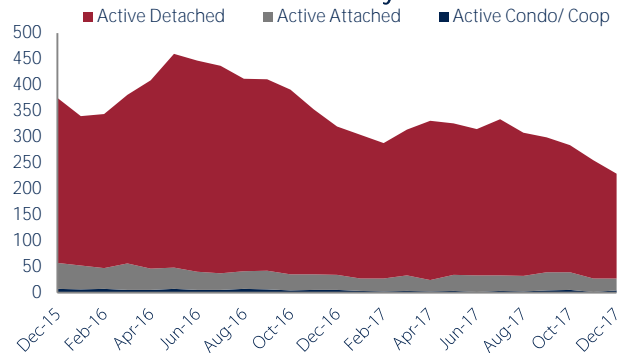
Units Sold

There was a decrease in total units sold in December, with 72 sold this month in Westminster and Taneytown versus 83 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 17% versus December 2016.

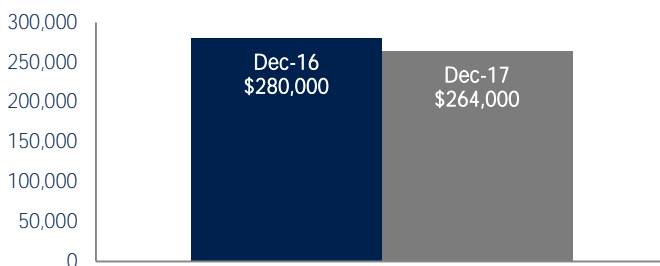
Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 28%. The total number of active inventory this December was 229 compared to 320 in December 2016. This month's total of 229 is lower than the previous month's total supply of available inventory of 255, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Westminster and Taneytown Homes was \$280,000. This December, the median sale price was \$264,000, a decrease of 6% or \$16,000 compared to last year. The current median sold price is 14% 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.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

*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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INTERNATIONAL REAL ESTATE



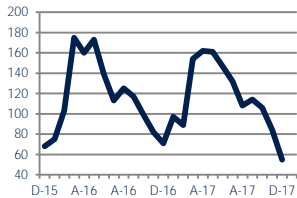
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December 2017

Zip Code(s): 21157, 21158 and 21787

New Listings

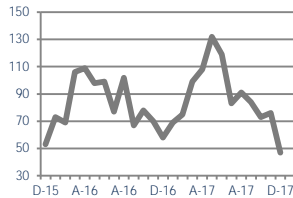
55



Down -23%
Vs. Year Ago

Current Contracts

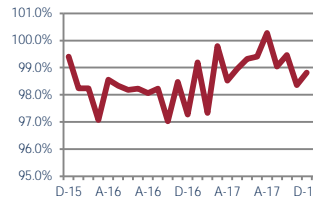
47



Down -19%
Vs. Year Ago

Sold Vs. List Price

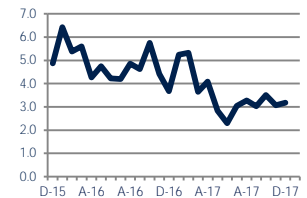
98.8%



Up 1.6%
Vs. Year Ago

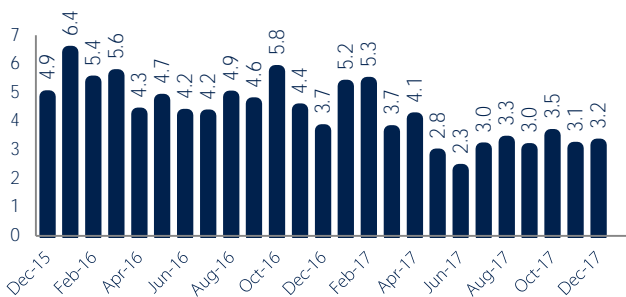
Months of Supply

3.2



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

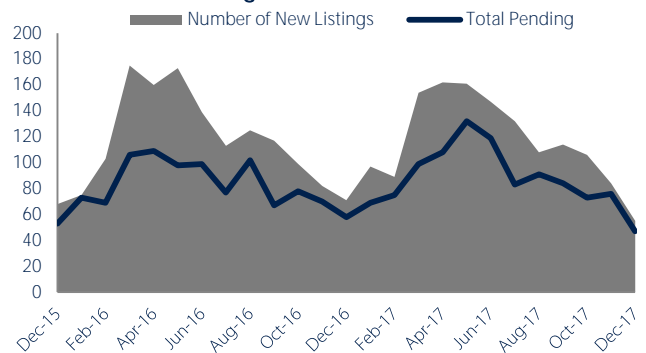
In December, there was 3.2 months of supply available in Westminster and Taneytown, compared to 3.7 in December 2016. That is a decrease of 14% versus a year ago.

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.

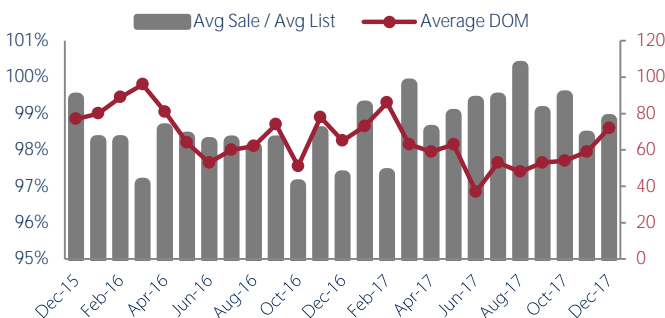
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Westminster and Taneytown compared to 71 in December 2016, a decrease of 23%. There were 47 current contracts pending sale this December compared to 58 a year ago. The number of current contracts is 19% lower 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 Westminster and Taneytown was 98.8% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 65, an increase of 11%.



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