



The Long & Foster Market Minute™

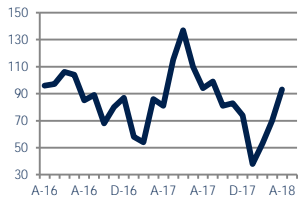
Focus On: Westminster and Taneytown Housing Market

April 2018

Zip Code(s): 21157, 21158 and 21787

Units Sold

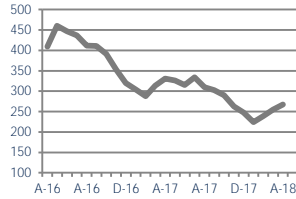
93



Up 15%
Vs. Year Ago

Active Inventory

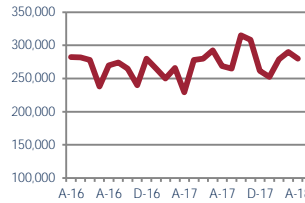
267



Down -19%
Vs. Year Ago

Median Sale Price

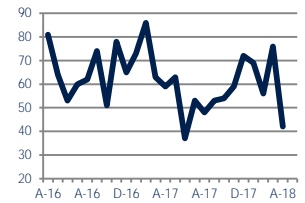
\$280,000



Up 22%
Vs. Year Ago

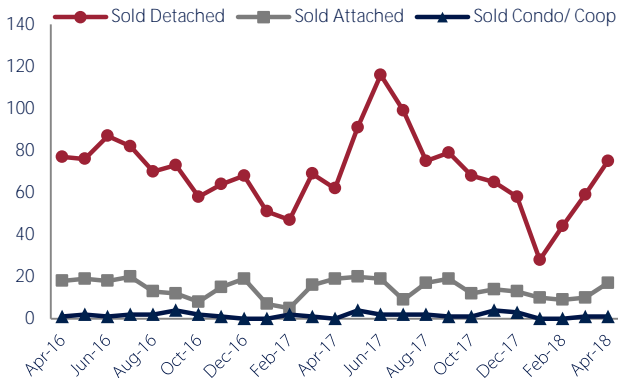
Days On Market

42



Down -29%
Vs. Year Ago

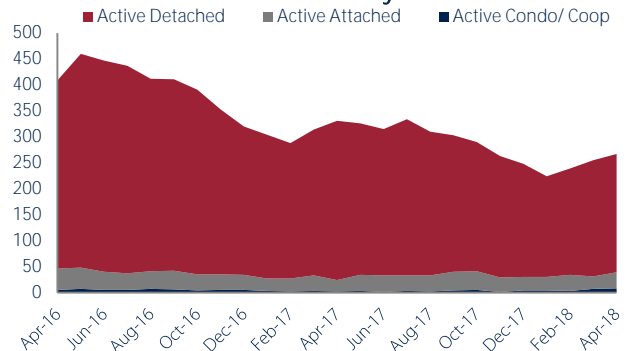
Units Sold*



Units Sold

There was an increase in total units sold in April, with 93 sold this month in Westminster and Taneytown versus 70 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2017.

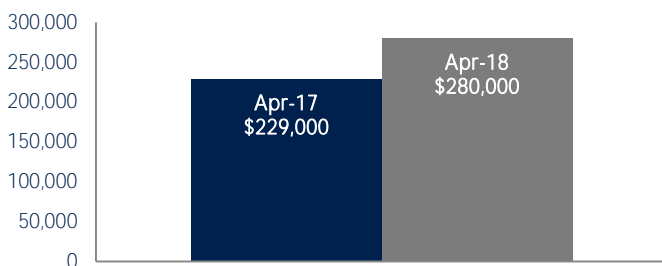
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 19%. The total number of active inventory this April was 267 compared to 331 in April 2017. This month's total of 267 is higher than the previous month's total supply of available inventory of 255, an increase of 5%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Westminster and Taneytown Homes was \$229,000. This April, the median sale price was \$280,000, an increase of 22% or \$51,000 compared to last year. The current median sold price is 3% lower than in March.

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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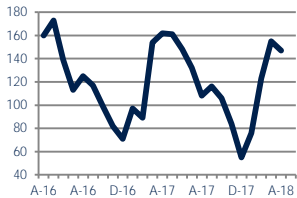
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Zip Code(s): 21157, 21158 and 21787

New Listings

147



Down -9%
Vs. Year Ago

Current Contracts

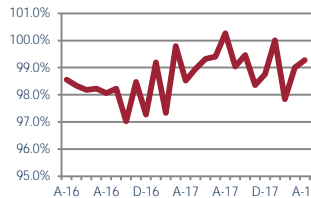
102



Down -6%
Vs. Year Ago

Sold Vs. List Price

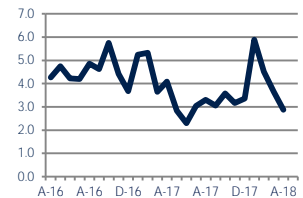
99.3%



Up 0.8%
Vs. Year Ago

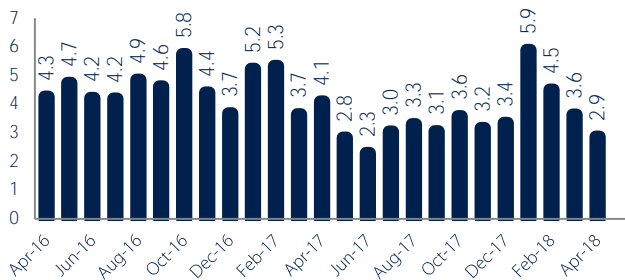
Months of Supply

2.9



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

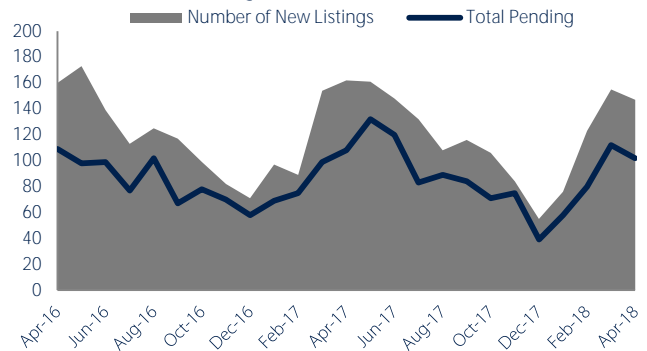
In April, there was 2.9 months of supply available in Westminster and Taneytown, compared to 4.1 in April 2017. That is a decrease of 30% versus a year ago.

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.

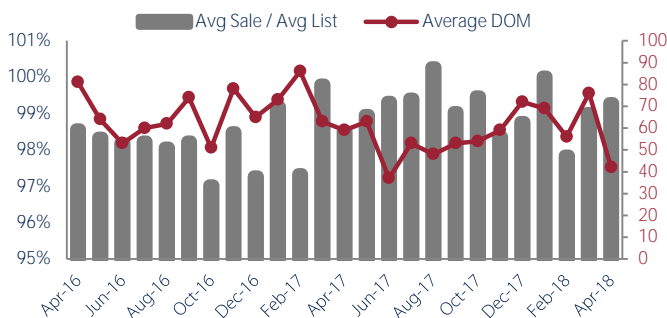
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Westminster and Taneytown compared to 162 in April 2017, a decrease of 9%. There were 102 current contracts pending sale this April compared to 108 a year ago. The number of current contracts is 6% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Westminster and Taneytown was 99.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 59, a decrease of 29%.



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