



The Long & Foster Market Minute™

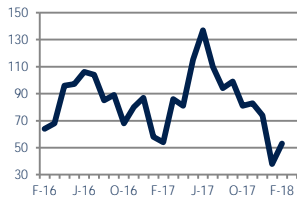
Focus On: Westminster and Taneytown Housing Market

February 2018

Zip Code(s): 21157, 21158 and 21787

Units Sold

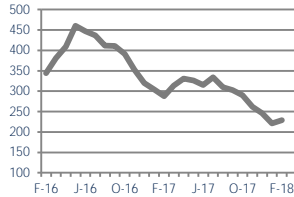
53



Down -2%
Vs. Year Ago

Active Inventory

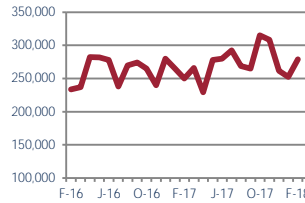
229



Down -20%
Vs. Year Ago

Median Sale Price

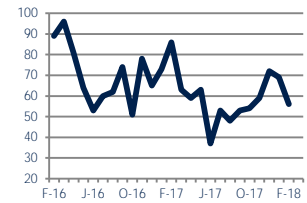
\$279,000



Up 12%
Vs. Year Ago

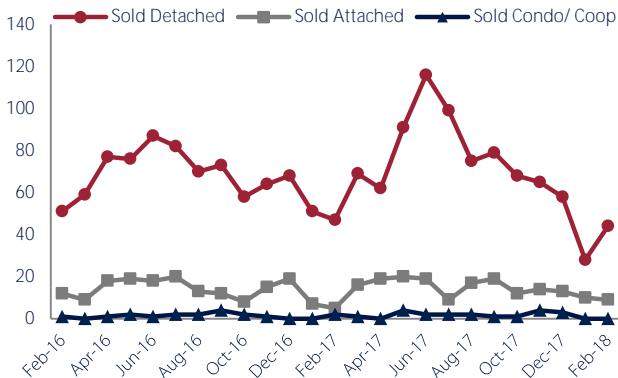
Days On Market

56



Down -35%
Vs. Year Ago

Units Sold*



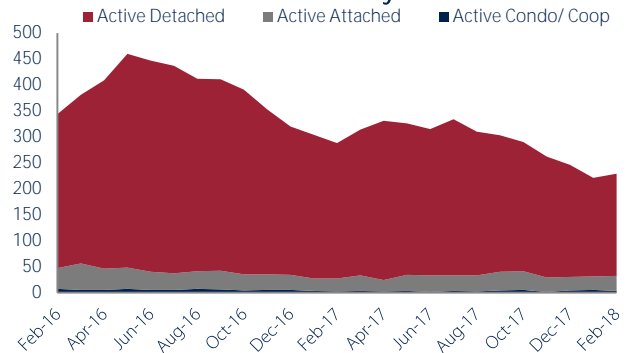
Units Sold

There was an increase in total units sold in February, with 53 sold this month in Westminster and Taneytown. This month's total units sold was lower than at this time last year.

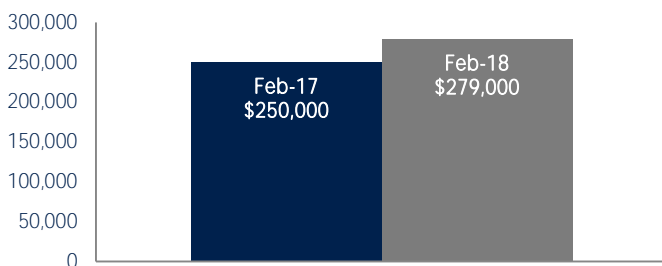
Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 20%. The total number of active inventory this February was 229 compared to 288 in February 2017. This month's total of 229 is higher than the previous month's total supply of available inventory of 221, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Westminster and Taneytown Homes was \$250,000. This February, the median sale price was \$279,000, an increase of 12% or \$29,000 compared to last year. The current median sold price is 10% higher than in January.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

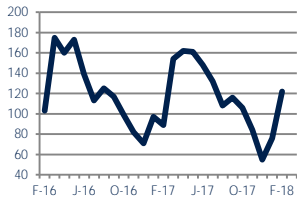




Zip Code(s): 21157, 21158 and 21787

New Listings

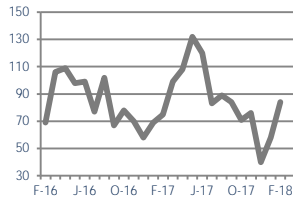
122



Up 37%
Vs. Year Ago

Current Contracts

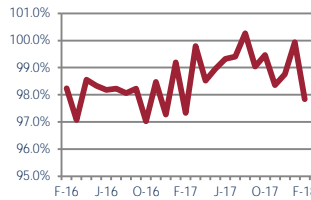
84



Up 12%
Vs. Year Ago

Sold Vs. List Price

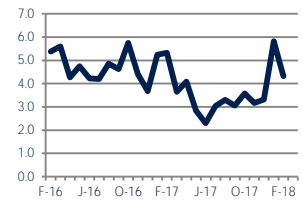
97.8%



Up 0.5%
Vs. Year Ago

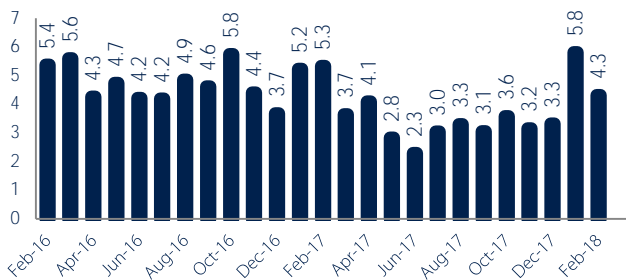
Months of Supply

4.3



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

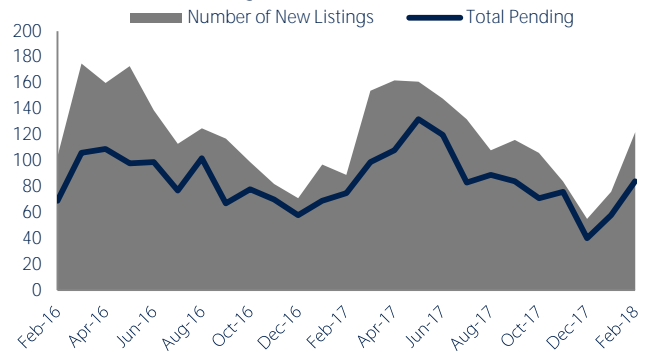
In February, there was 4.3 months of supply available in Westminster and Taneytown, compared to 5.3 in February 2017. That is a decrease of 19% versus a year ago.

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.

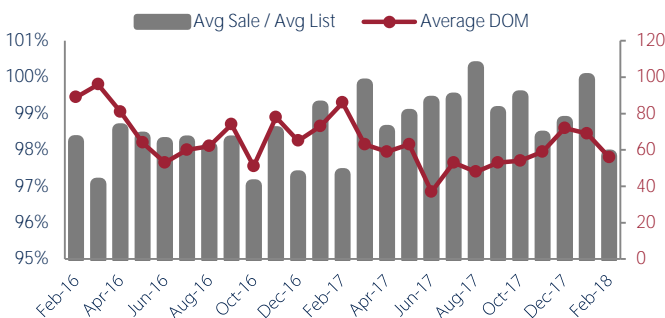
New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Westminster and Taneytown compared to 89 in February 2017, an increase of 37%. There were 84 current contracts pending sale this February compared to 75 a year ago. The number of current contracts is 12% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Westminster and Taneytown was 97.8% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 86, a decrease of 35%.



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