



# The Long & Foster Market Minute™

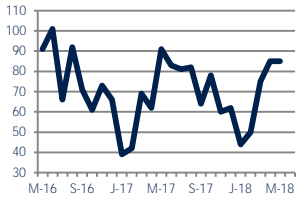
**Focus On:** Aberdeen, Belcamp, and Havre De Grace Housing Market

May 2018

Zip Code(s): 21001, 21017, 21078, 21028 and 21130

## Units Sold

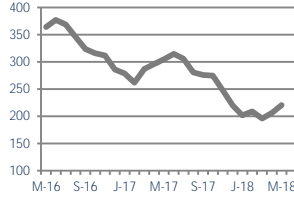
85



Down -7%  
Vs. Year Ago

## Active Inventory

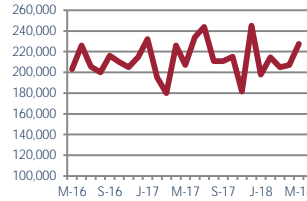
221



Down -28%  
Vs. Year Ago

## Median Sale Price

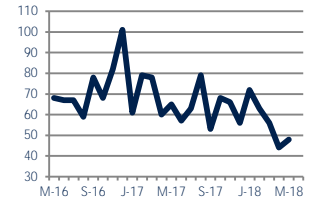
\$227,500



Up 10%  
Vs. Year Ago

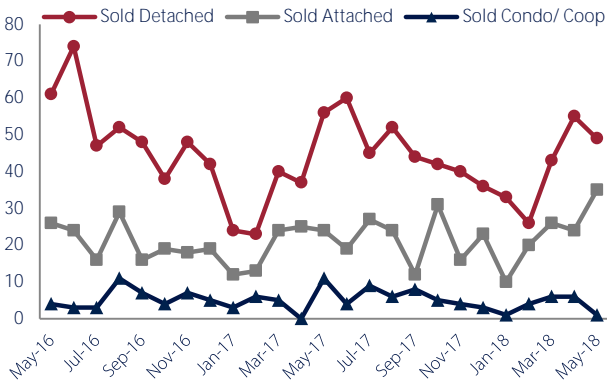
## Days On Market

48



Down -26%  
Vs. Year Ago

## Units Sold\*



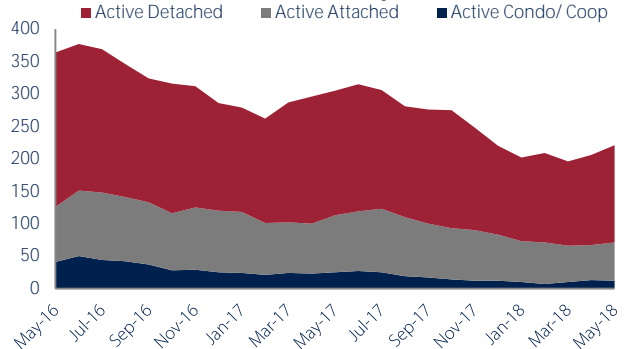
## Units Sold

The number of units sold remained stable in May, with 85 sold this month in Aberdeen, Belcamp, and Havre De Grace. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 84 units or 28%. The total number of active inventory this May was 221 compared to 305 in May 2017. This month's total of 221 is higher than the previous month's total supply of available inventory of 206, an increase of 7%.

## Active Inventory\*

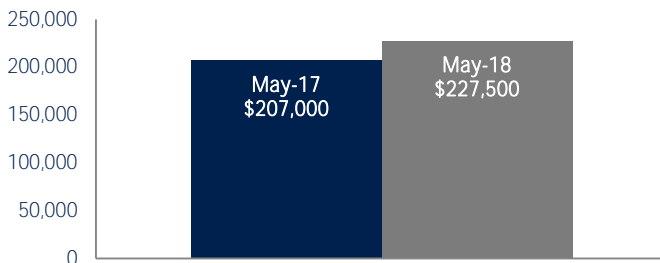


## Median Sale Price

Last May, the median sale price for Aberdeen, Belcamp, and Havre De Grace Homes was \$207,000. This May, the median sale price was \$227,500, an increase of 10% or \$20,500 compared to last year. The current median sold price is 10% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

## Median Sale Price



Aberdeen, Belcamp, and Havre De Grace are defined as properties listed in zip code/s 21001, 21017, 21078, 21028 and 21130.

\*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.

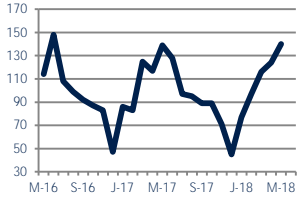
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 21001, 21017, 21078, 21028 and 21130

**New Listings**

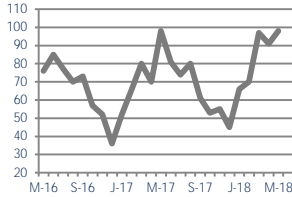
140



Up 1%  
Vs. Year Ago

**Current Contracts**

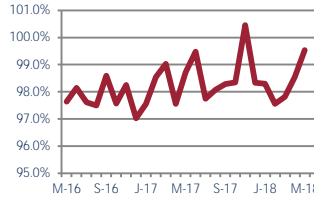
98



No Change  
Vs. Year Ago

**Sold Vs. List Price**

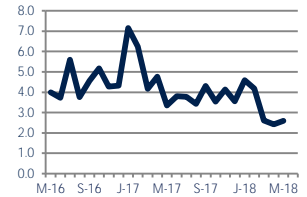
99.5%



Up 0.8%  
Vs. Year Ago

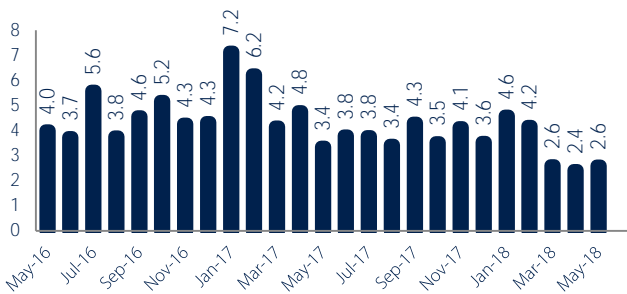
**Months of Supply**

2.6



Down -22%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

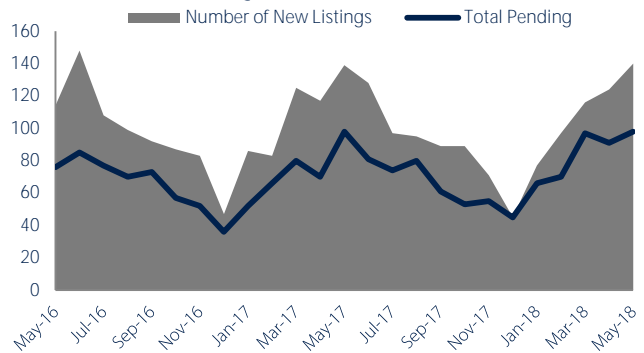
In May, there was 2.6 months of supply available in Aberdeen, Belcamp, and Havre De Grace, compared to 3.4 in May 2017. That is a decrease of 22% versus a year ago.

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.

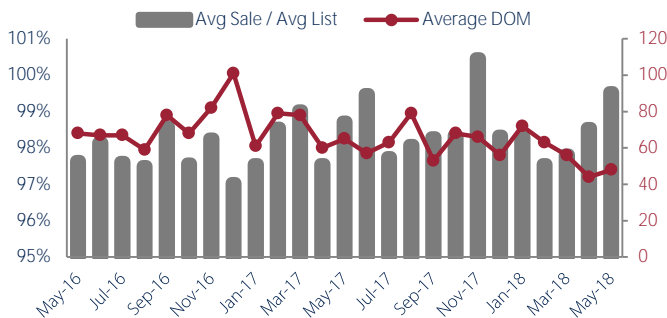
**New Listings & Current Contracts**

This month there were 140 homes newly listed for sale in Aberdeen, Belcamp, and Havre De Grace compared to 139 in May 2017, an increase of 1%. There were 98 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 8% higher than last month.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Aberdeen, Belcamp, and Havre De Grace was 99.5% 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 48, lower than the average last year, which was 65, a decrease of 26%.



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