

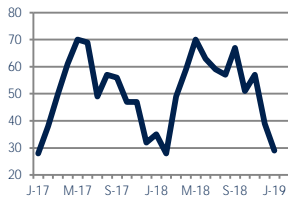
## Focus On: Abingdon Housing Market

January 2019

Zip Code(s): 21009

### Units Sold

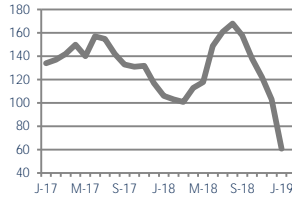
29



Down -17%  
Vs. Year Ago

### Active Inventory

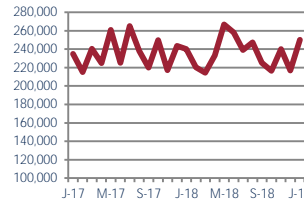
61



Down -42%  
Vs. Year Ago

### Median Sale Price

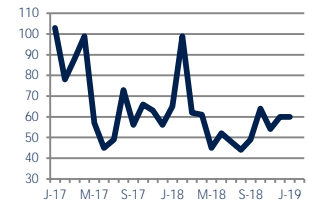
\$250,000



Up 4%  
Vs. Year Ago

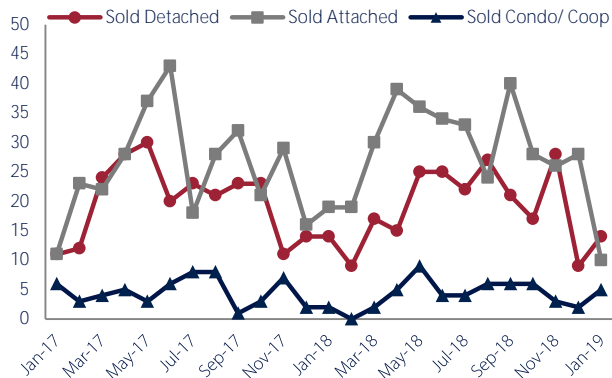
### Days On Market

60



Down -8%  
Vs. Year Ago

### Units Sold\*



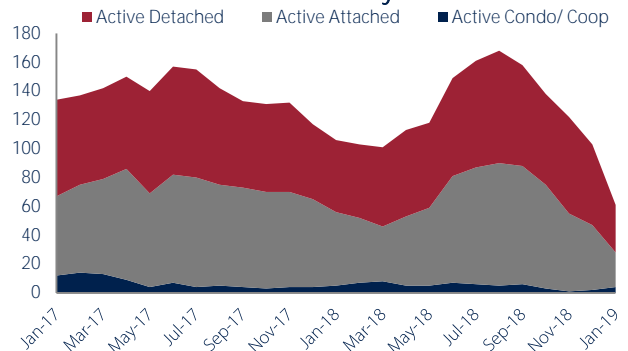
### Units Sold

There was a decrease in total units sold in January, with 29 sold this month in Abingdon versus 39 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 17% versus January 2018.

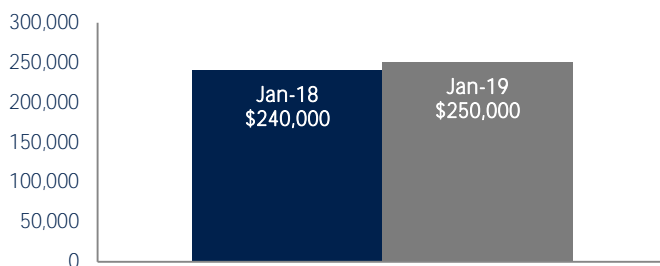
### Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 42%. The total number of active inventory this January was 61 compared to 106 in January 2018. This month's total of 61 is lower than the previous month's total supply of available inventory of 103, a decrease of 41%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Abingdon Homes was \$240,000. This January, the median sale price was \$250,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 15% higher than in December.

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

Abingdon are defined as properties listed in zip code/s 21009.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE





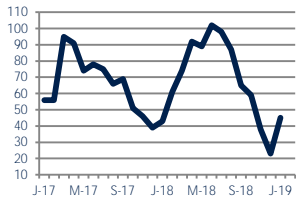
## Focus On: Abingdon Housing Market

January 2019

Zip Code(s): 21009

### New Listings

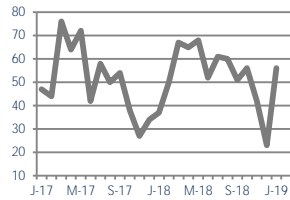
45



Up 5%  
Vs. Year Ago

### Current Contracts

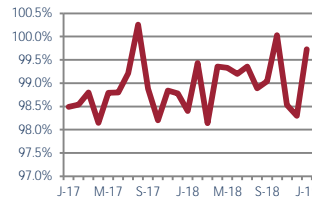
56



Up 51%  
Vs. Year Ago

### Sold Vs. List Price

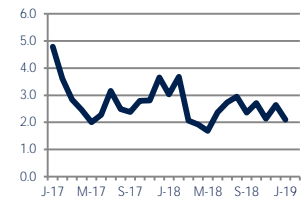
99.7%



Up 1.4%  
Vs. Year Ago

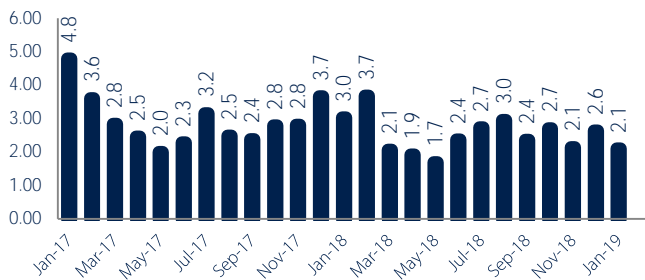
### Months of Supply

2.1



Down -31%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

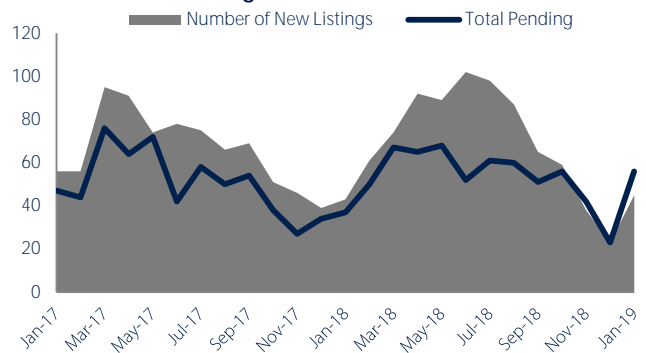
In January, there was 2.1 months of supply available in Abingdon, compared to 3.0 in January 2018. That is a decrease of 31% versus a year ago.

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.

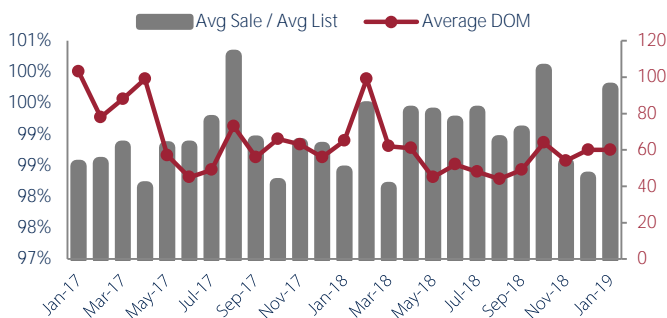
### New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Abingdon compared to 43 in January 2018, an increase of 5%. There were 56 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 51% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Abingdon was 99.7% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 65, a decrease of 8%.



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