

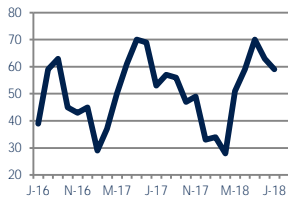
Focus On: Abingdon Housing Market

July 2018

Zip Code(s): 21009

Units Sold

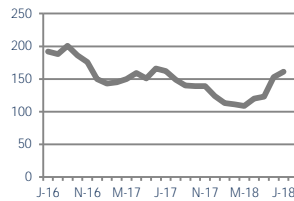
59



Up 11%
Vs. Year Ago

Active Inventory

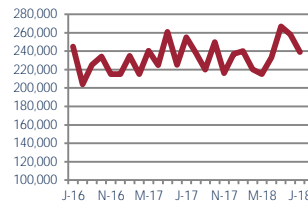
161



Down -1%
Vs. Year Ago

Median Sale Price

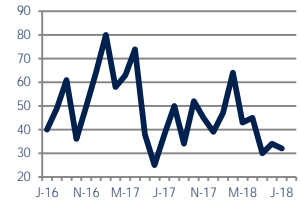
\$239,000



Down -6%
Vs. Year Ago

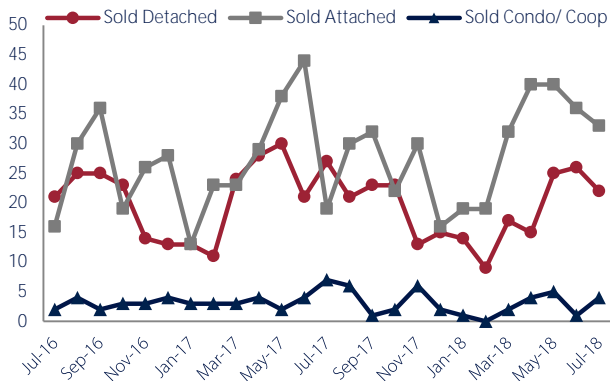
Days On Market

32



Down -16%
Vs. Year Ago

Units Sold*



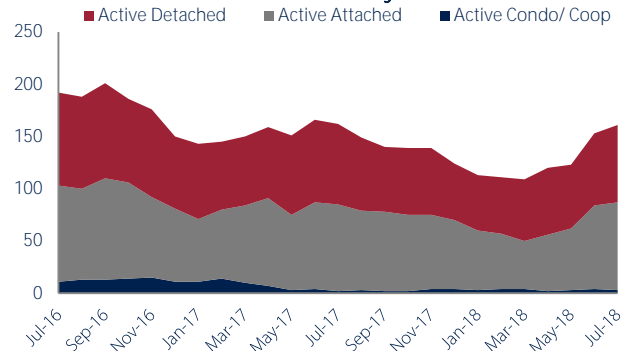
Units Sold

There was a decrease in total units sold in July, with 59 sold this month in Abingdon versus 63 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this July was 161 compared to 162 in July 2017. This month's total of 161 is higher than the previous month's total supply of available inventory of 153, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Abingdon Homes was \$255,000. This July, the median sale price was \$239,000, a decrease of 6% or \$16,000 compared to last year. The current median sold price is 7% lower than in June.

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 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





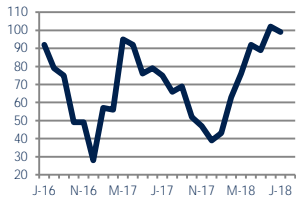
Focus On: Abingdon Housing Market

July 2018

Zip Code(s): 21009

New Listings

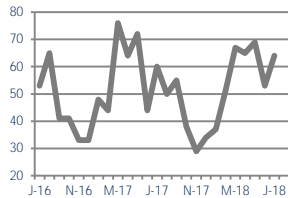
99



Up 32%
Vs. Year Ago

Current Contracts

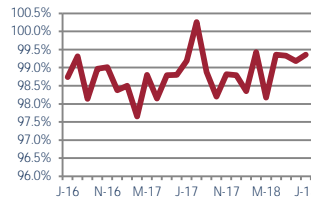
64



Up 7%
Vs. Year Ago

Sold Vs. List Price

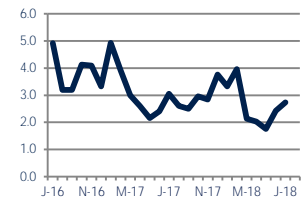
99.4%



No Change
Vs. Year Ago

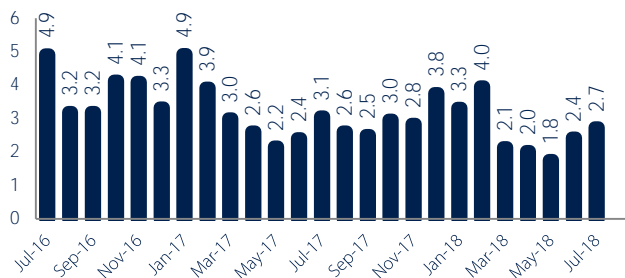
Months of Supply

2.7



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

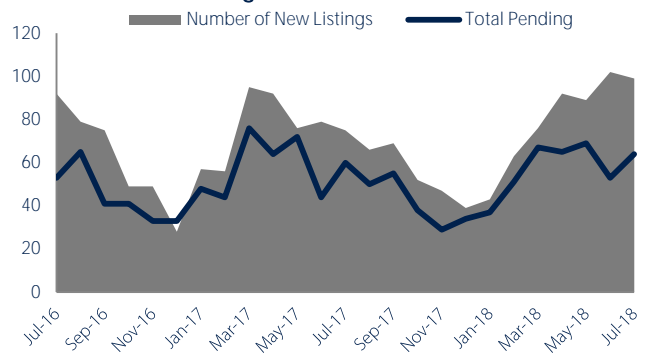
In July, there was 2.7 months of supply available in Abingdon, compared to 3.1 in July 2017. That is a decrease of 11% versus a year ago.

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.

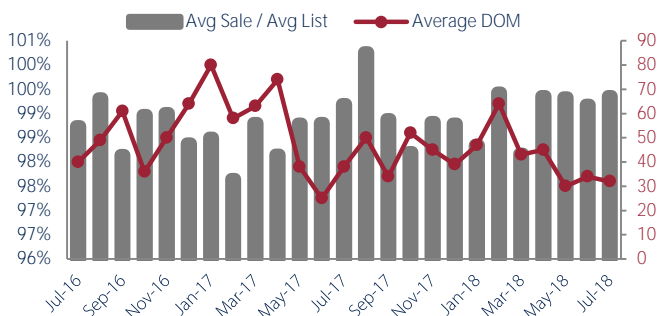
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Abingdon compared to 75 in July 2017, an increase of 32%. There were 64 current contracts pending sale this July compared to 60 a year ago. The number of current contracts is 7% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Abingdon was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 38, a decrease of 16%.



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 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.

