

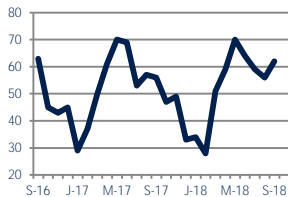
Focus On: Abingdon Housing Market

September 2018

Zip Code(s): 21009

Units Sold

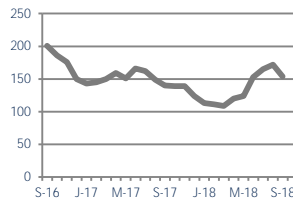
62



Up 11%
Vs. Year Ago

Active Inventory

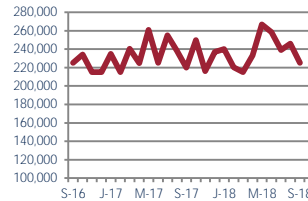
154



Up 10%
Vs. Year Ago

Median Sale Price

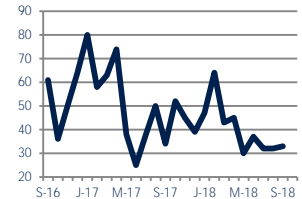
\$225,000



Up 2%
Vs. Year Ago

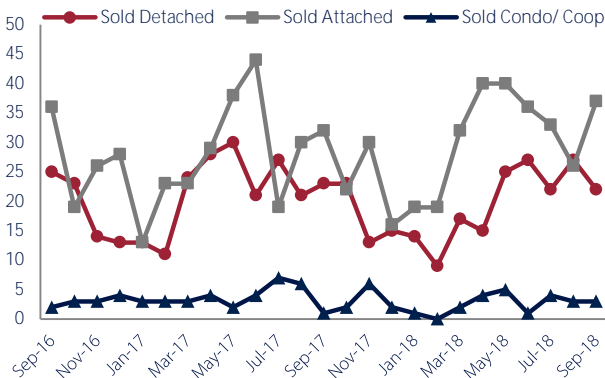
Days On Market

33



Down -3%
Vs. Year Ago

Units Sold*



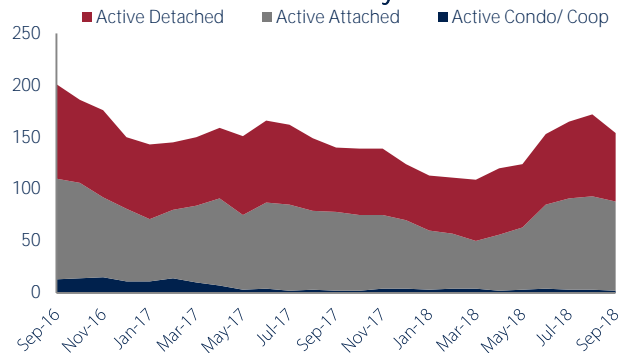
Units Sold

There was an increase in total units sold in September, with 62 sold this month in Abingdon versus 56 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 11% versus September 2017.

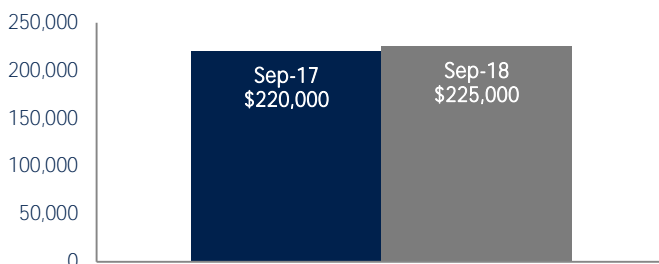
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 10%. The total number of active inventory this September was 154 compared to 140 in September 2017. This month's total of 154 is lower than the previous month's total supply of available inventory of 172, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Abingdon Homes was \$220,000. This September, the median sale price was \$225,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 9% lower than in August.

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



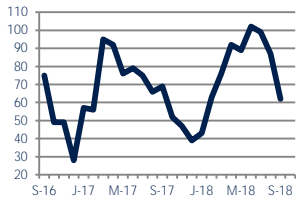
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September 2018

Zip Code(s): 21009

New Listings

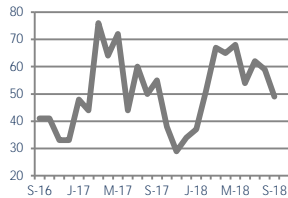
62



Down -10%
Vs. Year Ago

Current Contracts

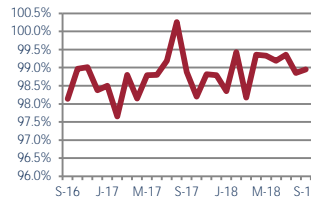
49



Down -11%
Vs. Year Ago

Sold Vs. List Price

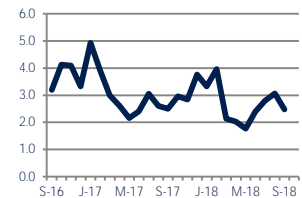
99.0%



No Change
Vs. Year Ago

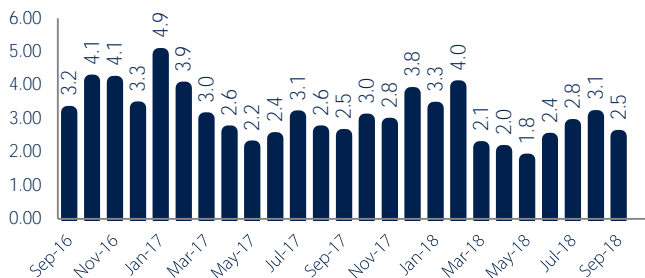
Months of Supply

2.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

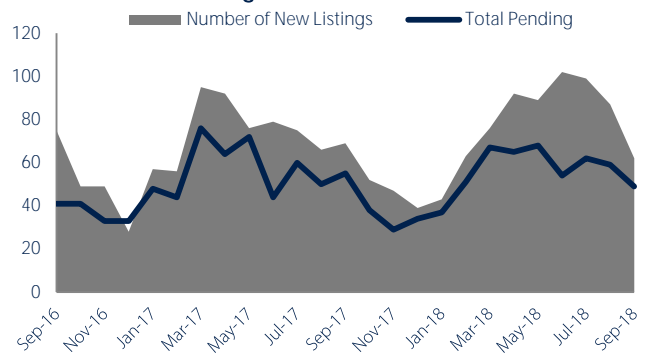
In September, there was 2.5 months of supply available in Abingdon. The amount of supply is similar compared to a year ago.

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.

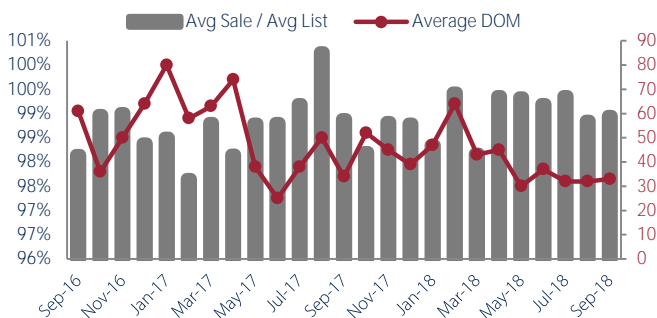
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Abingdon compared to 69 in September 2017, a decrease of 10%. There were 49 current contracts pending sale this September compared to 55 a year ago. The number of current contracts is 11% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Abingdon was 99.0% 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 33, lower than the average last year, which was 34, a decrease of 3%.



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