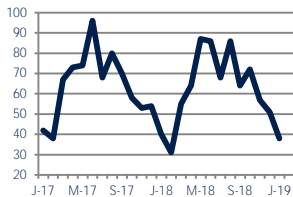


Zip Code(s): 21409 and 21012

Units Sold

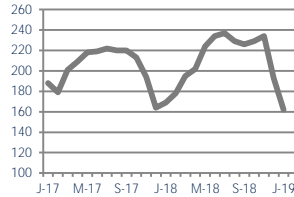
38



Down -5%
Vs. Year Ago

Active Inventory

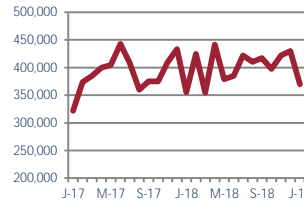
162



Down -4%
Vs. Year Ago

Median Sale Price

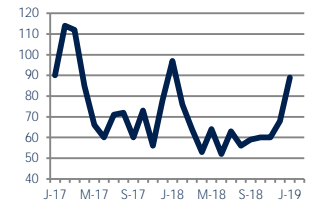
\$370,000



Up 4%
Vs. Year Ago

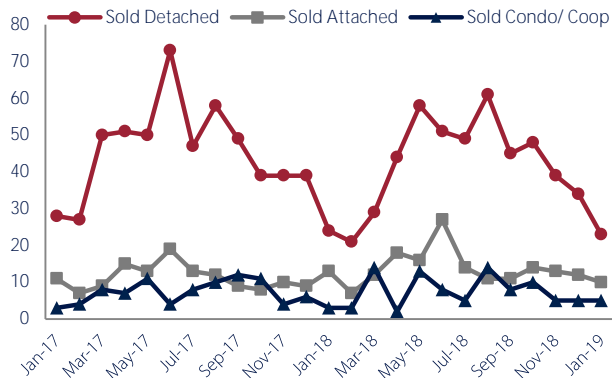
Days On Market

89



Down -8%
Vs. Year Ago

Units Sold*



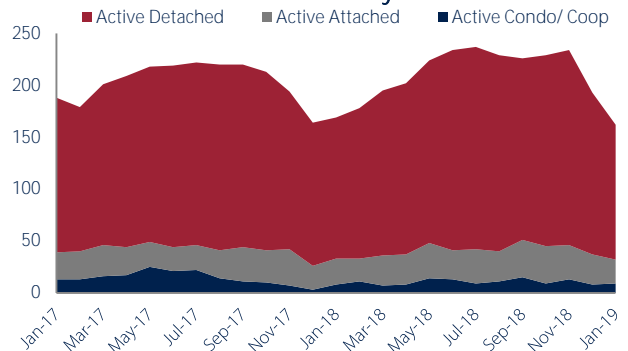
Units Sold

There was a decrease in total units sold in January, with 38 sold this month in Arnold and Broadneck versus 51 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 5% versus January 2018.

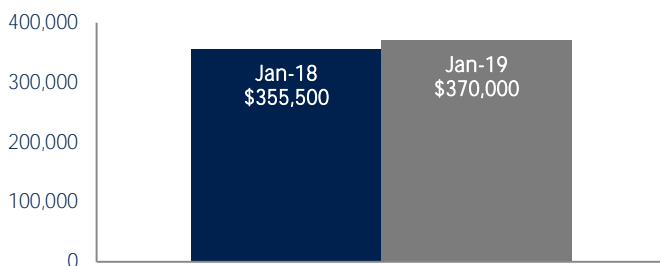
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this January was 162 compared to 169 in January 2018. This month's total of 162 is lower than the previous month's total supply of available inventory of 193, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Arnold and Broadneck Homes was \$355,500. This January, the median sale price was \$370,000, an increase of 4% or \$14,500 compared to last year. The current median sold price is 14% lower 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.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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.



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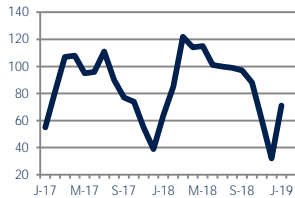
Focus On: Arnold and Broadneck Housing Market

January 2019

Zip Code(s): 21409 and 21012

New Listings

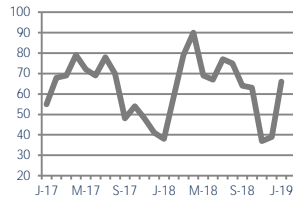
71



Up 11%
Vs. Year Ago

Current Contracts

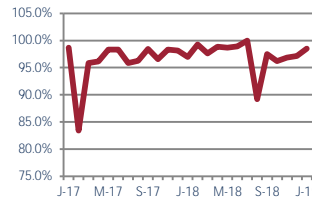
66



Up 74%
Vs. Year Ago

Sold Vs. List Price

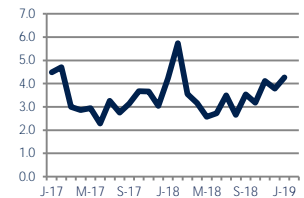
98.5%



Up 1.6%
Vs. Year Ago

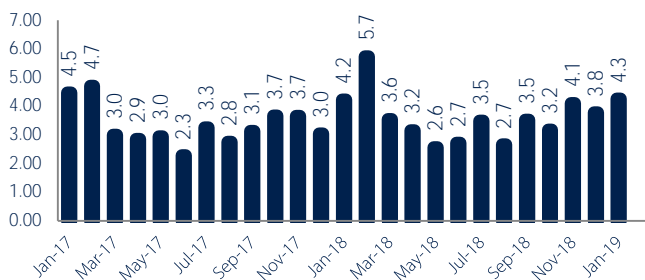
Months of Supply

4.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

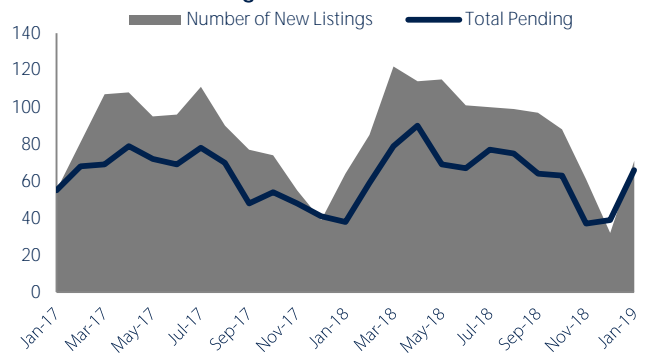
In January, there was 4.3 months of supply available in Arnold and Broadneck. The amount of supply is similar compared to a year ago.

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.

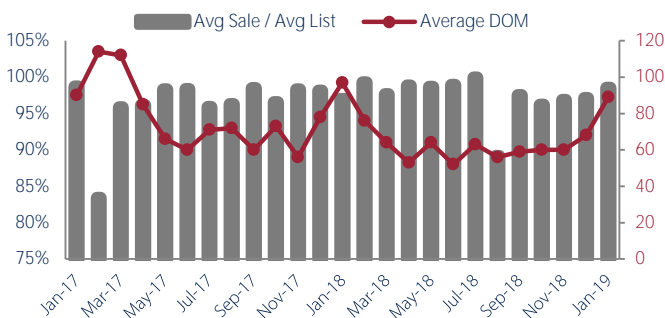
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Arnold and Broadneck compared to 64 in January 2018, an increase of 11%. There were 66 current contracts pending sale this January compared to 38 a year ago. The number of current contracts is 74% 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 Arnold and Broadneck was 98.5% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 89, lower than the average last year, which was 97, a decrease of 8%.



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