

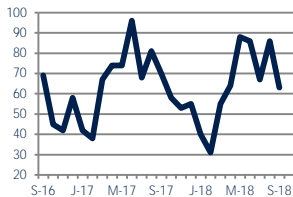
## Focus On: Arnold and Broadneck Housing Market

September 2018

Zip Code(s): 21409 and 21012

### Units Sold

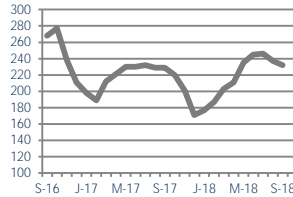
63



Down -10%  
Vs. Year Ago

### Active Inventory

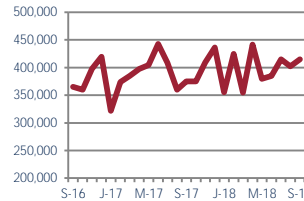
232



Up 1%  
Vs. Year Ago

### Median Sale Price

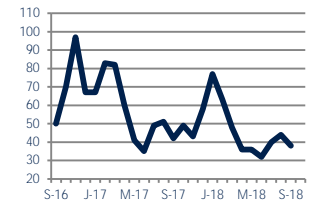
\$415,000



Up 11%  
Vs. Year Ago

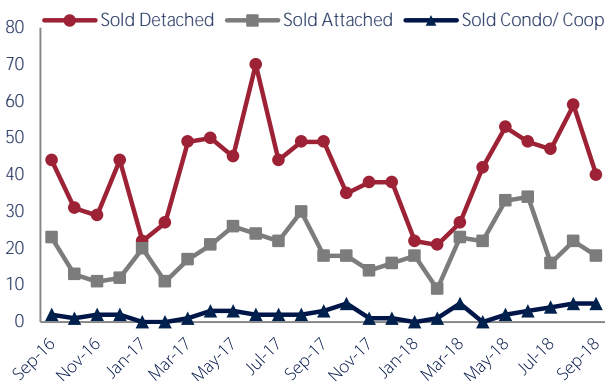
### Days On Market

38



Down -10%  
Vs. Year Ago

### Units Sold\*



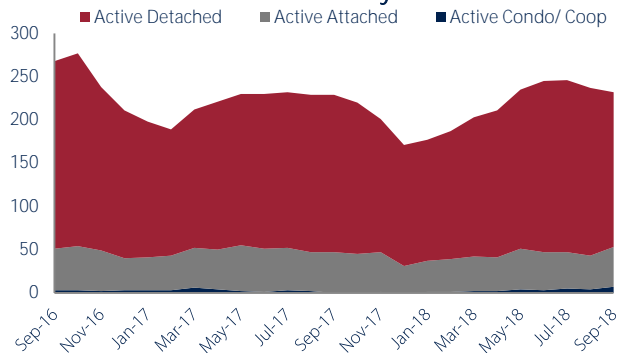
### Units Sold

There was a decrease in total units sold in September, with 63 sold this month in Arnold and Broadneck versus 86 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 10% versus September 2017.

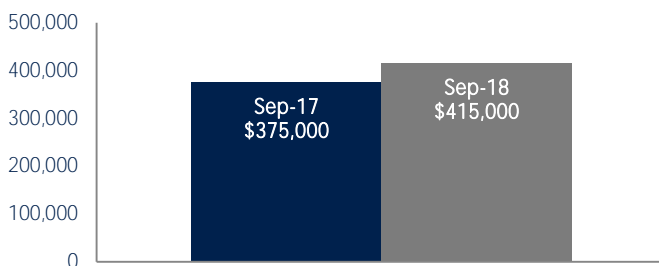
### Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 1%. The total number of active inventory this September was 232 compared to 229 in September 2017. This month's total of 232 is lower than the previous month's total supply of available inventory of 237, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Arnold and Broadneck Homes was \$375,000. This September, the median sale price was \$415,000, an increase of 11% or \$40,000 compared to last year. The current median sold price is 3% higher 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.



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.

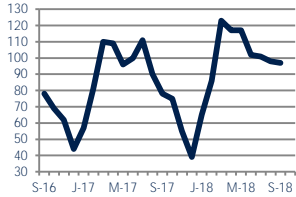
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



Zip Code(s): 21409 and 21012

### New Listings

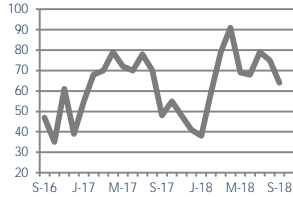
97



Up 24%  
Vs. Year Ago

### Current Contracts

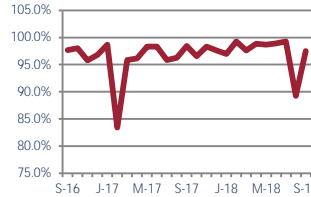
64



Up 33%  
Vs. Year Ago

### Sold Vs. List Price

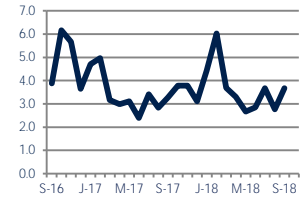
97.5%



Down -1%  
Vs. Year Ago

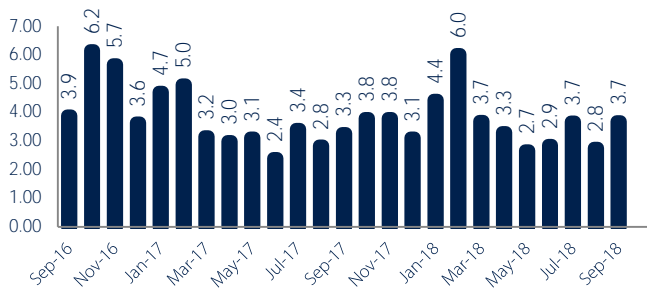
### Months of Supply

3.7



Up 13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In September, there was 3.7 months of supply available in Arnold and Broadneck, compared to 3.3 in September 2017. That is an increase of 13% versus a year ago.

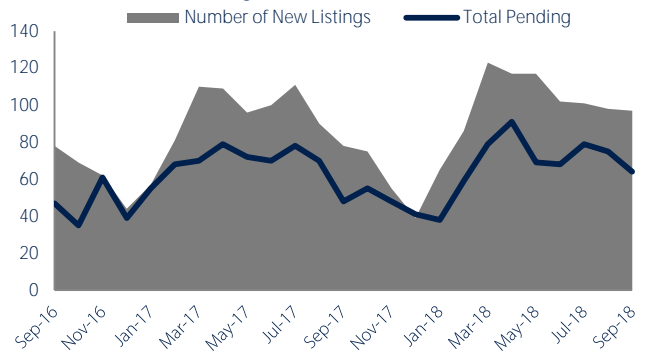
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

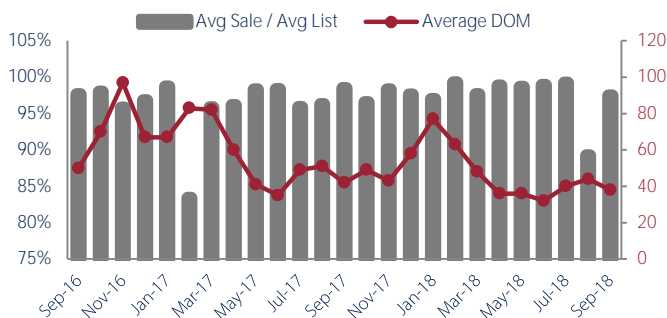
This month there were 97 homes newly listed for sale in Arnold and Broadneck compared to 78 in September 2017, an increase of 24%.

There were 64 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 33% higher 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 Arnold and Broadneck was 97.5% of the average list price, which is 1.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 42, a decrease of 10%.



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