



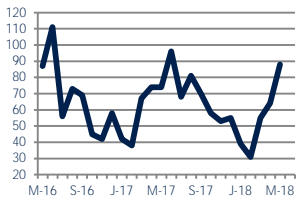
Focus On: Arnold and Broadneck Housing Market

May 2018

Zip Code(s): 21409 and 21012

Units Sold

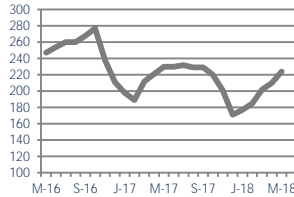
88



Up 19%
Vs. Year Ago

Active Inventory

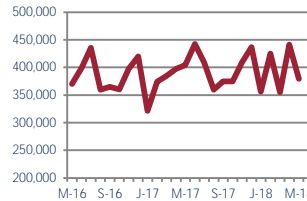
224



Down -3%
Vs. Year Ago

Median Sale Price

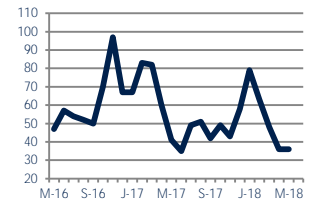
\$379,500



Down -6%
Vs. Year Ago

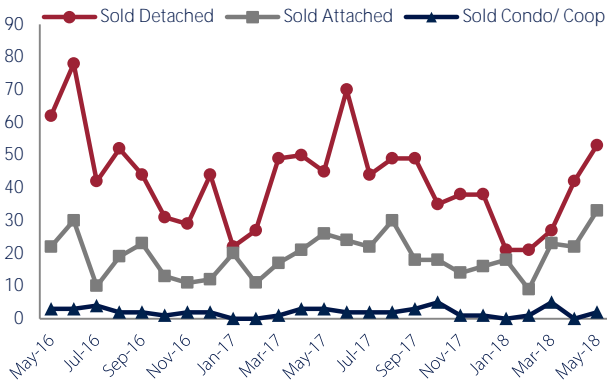
Days On Market

36



Down -12%
Vs. Year Ago

Units Sold*



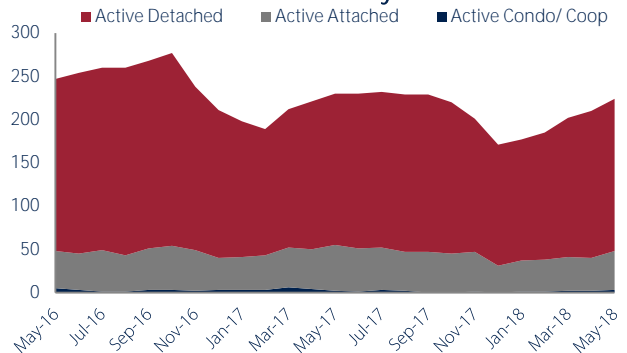
Units Sold

There was an increase in total units sold in May, with 88 sold this month in Arnold and Broadneck. This month's total units sold was higher than at this time last year.

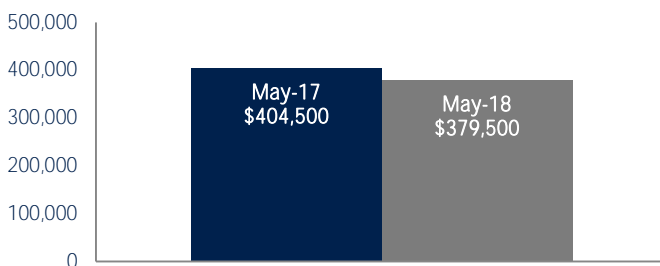
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 3%. The total number of active inventory this May was 224 compared to 230 in May 2017. This month's total of 224 is higher than the previous month's total supply of available inventory of 210, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Arnold and Broadneck Homes was \$404,500. This May, the median sale price was \$379,500, a decrease of 6% or \$25,000 compared to last year. The current median sold price is 14% lower than in April.

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.



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INTERNATIONAL REAL ESTATE



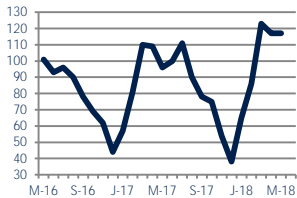
Focus On: Arnold and Broadneck Housing Market

May 2018

Zip Code(s): 21409 and 21012

New Listings

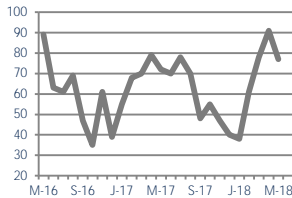
117



Up 22%
Vs. Year Ago

Current Contracts

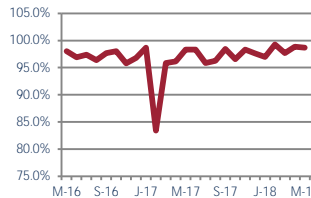
77



Up 7%
Vs. Year Ago

Sold Vs. List Price

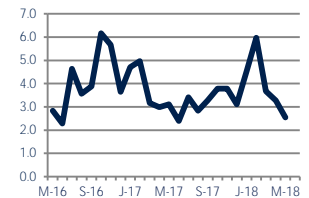
98.7%



No Change
Vs. Year Ago

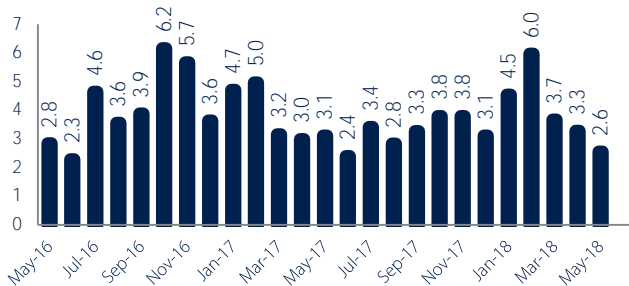
Months of Supply

2.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

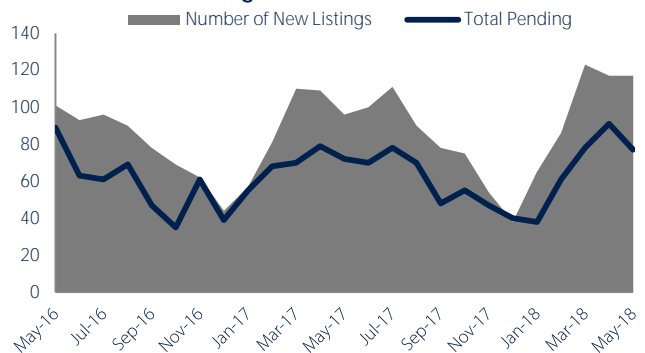
In May, there was 2.5 months of supply available in Arnold and Broadneck, compared to 3.1 in May 2017. That is a decrease of 18% versus a year ago.

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.

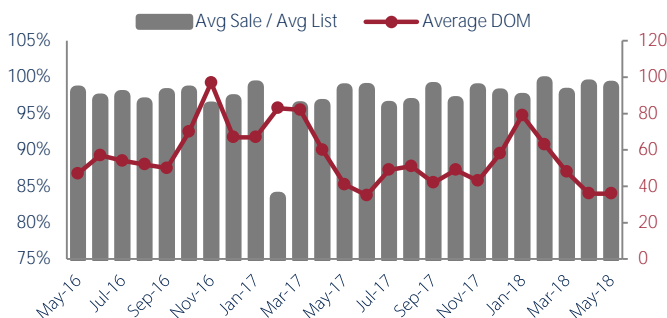
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Arnold and Broadneck compared to 96 in May 2017, an increase of 22%. There were 77 current contracts pending sale this May compared to 72 a year ago. The number of current contracts is 7% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Arnold and Broadneck was 98.7% 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 36, lower than the average last year, which was 41, a decrease of 12%.



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