

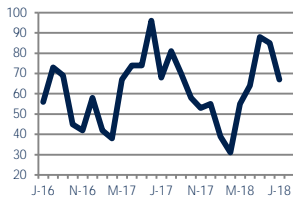
Focus On: Arnold and Broadneck Housing Market

July 2018

Zip Code(s): 21409 and 21012

Units Sold

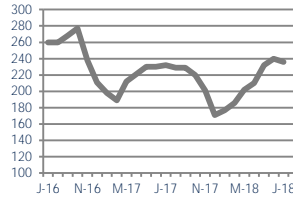
67



Down -1%
Vs. Year Ago

Active Inventory

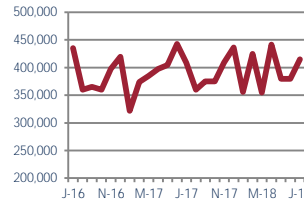
236



Up 2%
Vs. Year Ago

Median Sale Price

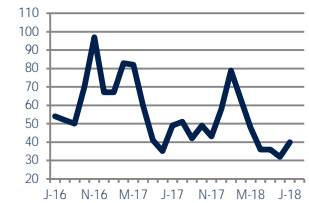
\$415,000



Up 2%
Vs. Year Ago

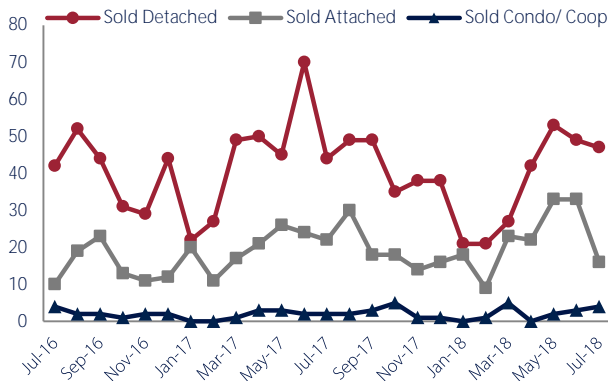
Days On Market

40



Down -18%
Vs. Year Ago

Units Sold*



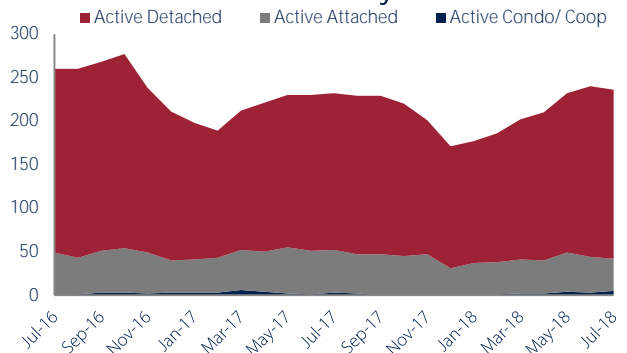
Units Sold

There was a decrease in total units sold in July, with 67 sold this month in Arnold and Broadneck versus 85 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2017.

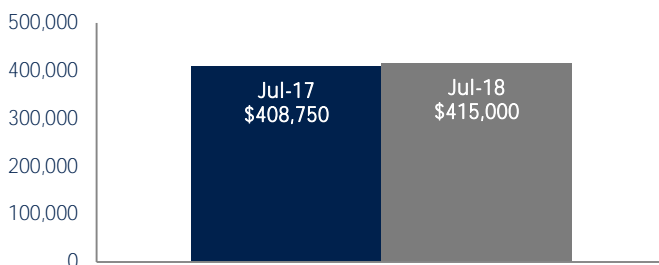
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 2%. The total number of active inventory this July was 236 compared to 232 in July 2017. This month's total of 236 is lower than the previous month's total supply of available inventory of 240, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Arnold and Broadneck Homes was \$408,750. This July, the median sale price was \$415,000, an increase of 2% or \$6,250 compared to last year. The current median sold price is 9% higher 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.

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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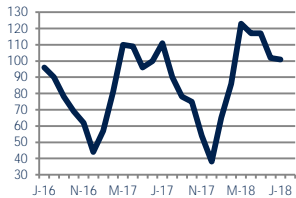
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July 2018

Zip Code(s): 21409 and 21012

New Listings

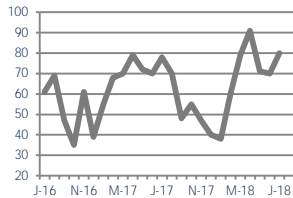
101



Down -9%
Vs. Year Ago

Current Contracts

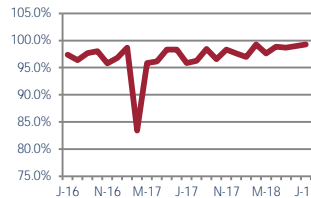
80



Up 3%
Vs. Year Ago

Sold Vs. List Price

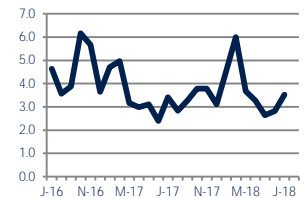
99.2%



Up 3.5%
Vs. Year Ago

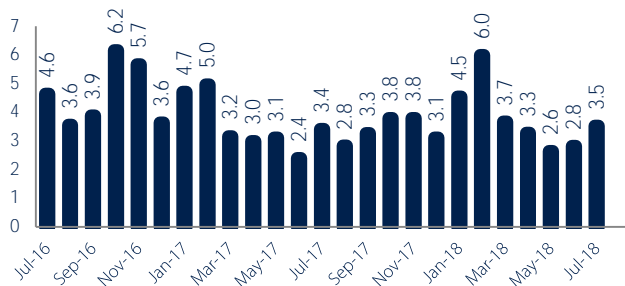
Months of Supply

3.5



Up 3%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

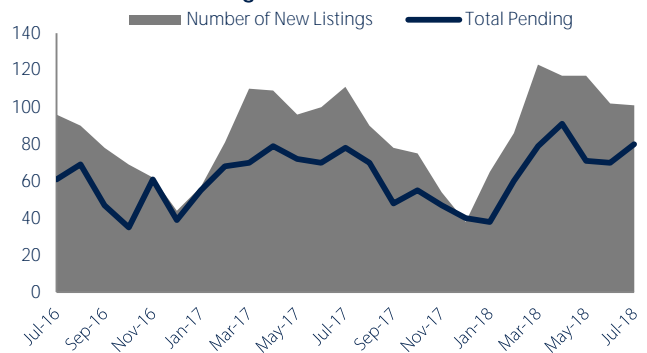
This month there were 101 homes newly listed for sale in Arnold and Broadneck compared to 111 in July 2017, a decrease of 9%. There were 80 current contracts pending sale this July compared to 78 a year ago. The number of current contracts is 3% higher than last July.

Months of Supply

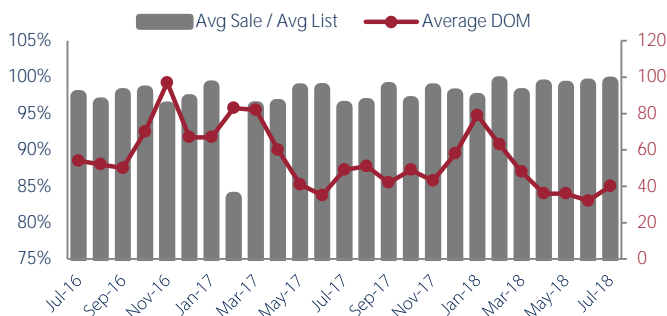
In July, there was 3.5 months of supply available in Arnold and Broadneck, compared to 3.4 in July 2017. That is an increase of 3% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Arnold and Broadneck was 99.2% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 49, a decrease of 18%.



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