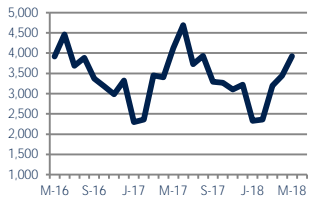


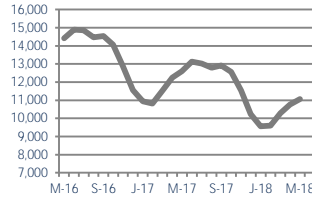


Units Sold 3,922



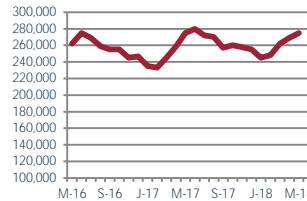
Down -5%
Vs. Year Ago

Active Inventory 11,074



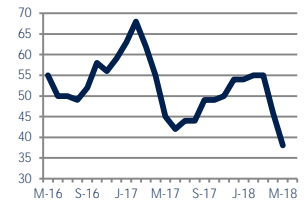
Down -12%
Vs. Year Ago

Median Sale Price \$275,000



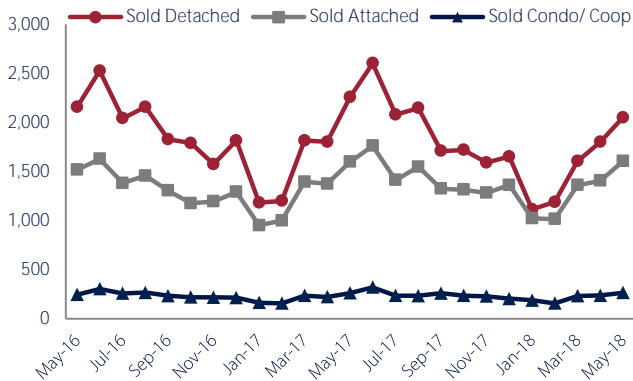
No Change
Vs. Year Ago

Days On Market 38



Down -16%
Vs. Year Ago

Units Sold*



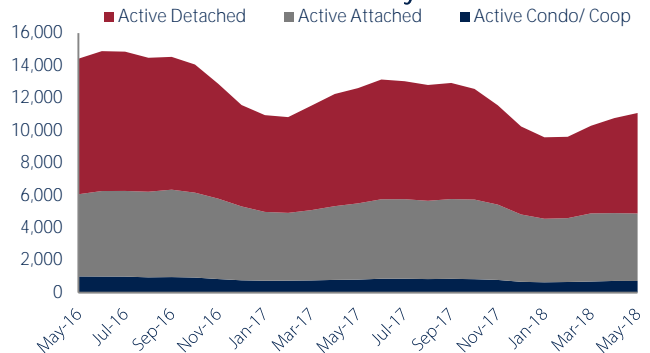
Units Sold

There was an increase in total units sold in May, with 3,922 sold this month in Baltimore Metro versus 3,444 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 5% versus May 2017.

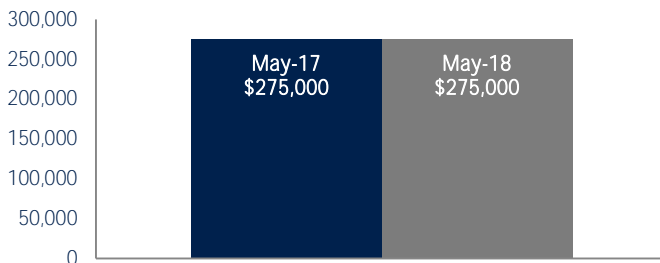
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,535 units or 12%. The total number of active inventory this May was 11,074 compared to 12,609 in May 2017. This month's total of 11,074 is higher than the previous month's total supply of available inventory of 10,757, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Baltimore Metro Homes was \$275,000. This May, the median sale price was \$275,000, which is similar compared to a year ago. The current median sold price is 2% higher 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.



*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

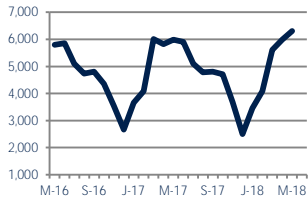
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

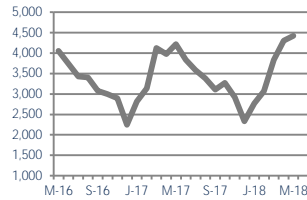
6,312



Up 5%
Vs. Year Ago

Current Contracts

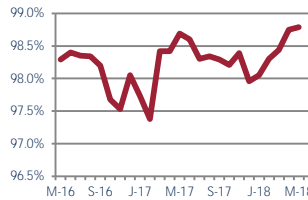
4,425



Up 5%
Vs. Year Ago

Sold Vs. List Price

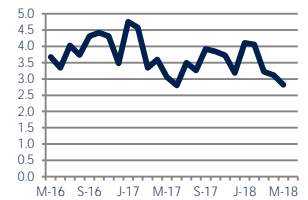
98.8%



No Change
Vs. Year Ago

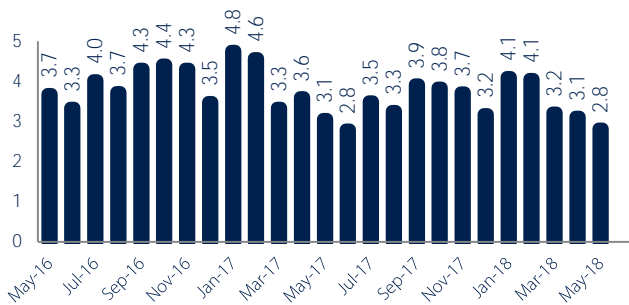
Months of Supply

2.8



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

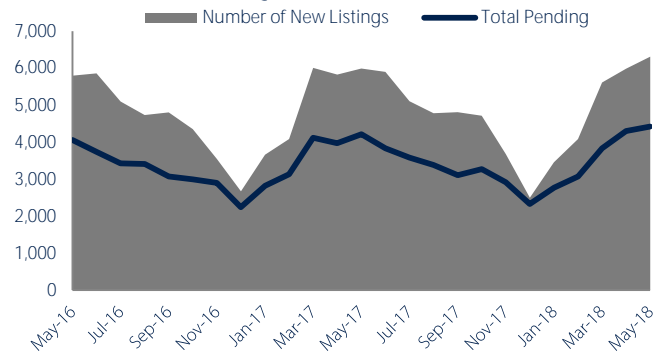
In May, there was 2.8 months of supply available in Baltimore Metro, compared to 3.1 in May 2017. That is a decrease of 8% versus a year ago.

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.

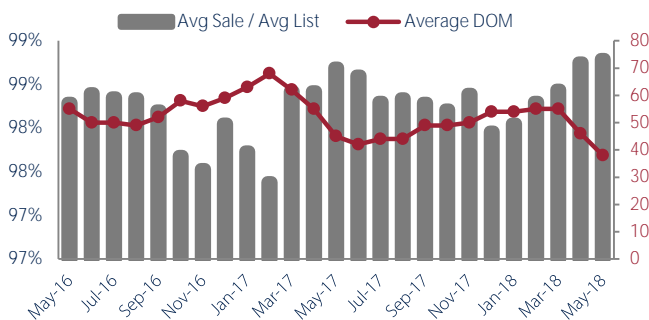
New Listings & Current Contracts

This month there were 6,312 homes newly listed for sale in Baltimore Metro compared to 5,991 in May 2017, an increase of 5%. There were 4,425 current contracts pending sale this May compared to 4,214 a year ago. The number of current contracts is 5% 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 Baltimore Metro was 98.8% 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 38, lower than the average last year, which was 45, a decrease of 16%.



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