



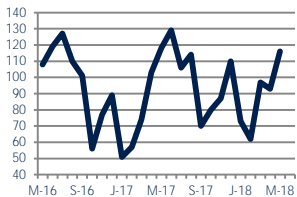
Focus On: Bel Air Housing Market

May 2018

Zip Code(s): 21014 and 21015

Units Sold

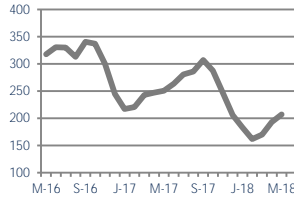
116



Down -2%
Vs. Year Ago

Active Inventory

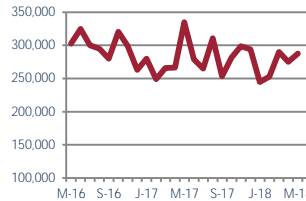
207



Down -18%
Vs. Year Ago

Median Sale Price

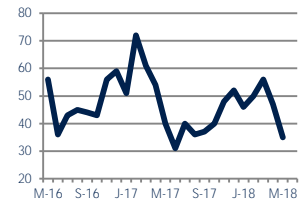
\$287,500



Down -14%
Vs. Year Ago

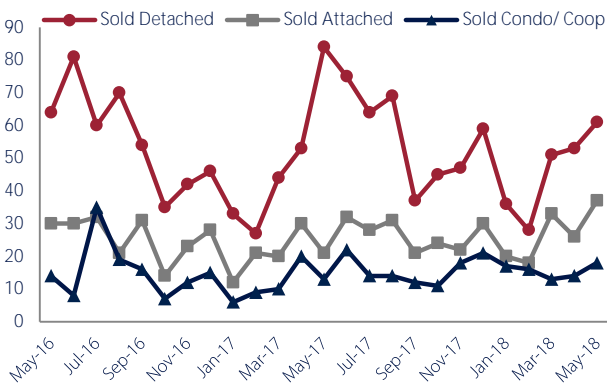
Days On Market

35



Down -13%
Vs. Year Ago

Units Sold*



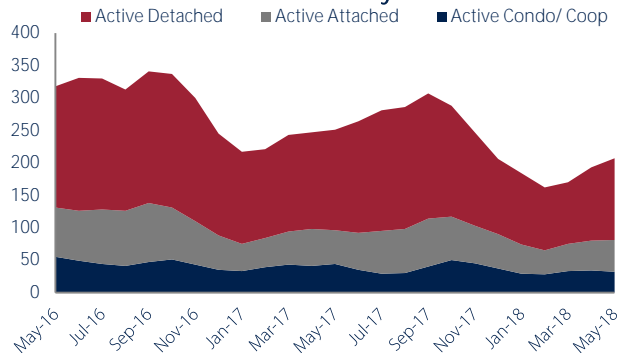
Units Sold

There was an increase in total units sold in May, with 116 sold this month in Bel Air versus 93 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 18%. The total number of active inventory this May was 207 compared to 251 in May 2017. This month's total of 207 is higher than the previous month's total supply of available inventory of 193, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bel Air Homes was \$334,950. This May, the median sale price was \$287,500, a decrease of 14% or \$47,450 compared to last year. The current median sold price is 5% 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.

Bel Air are defined as properties listed in zip code/s 21014 and 21015.

*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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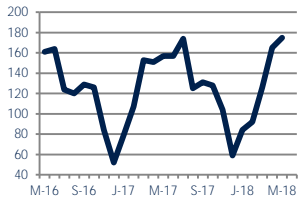
Focus On: Bel Air Housing Market

May 2018

Zip Code(s): 21014 and 21015

New Listings

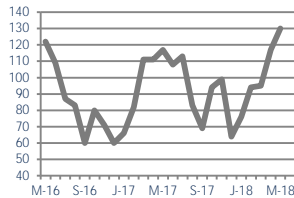
175



Up 11%
Vs. Year Ago

Current Contracts

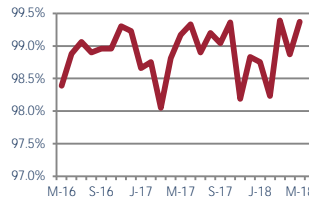
130



Up 11%
Vs. Year Ago

Sold Vs. List Price

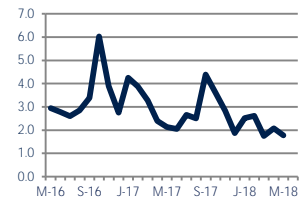
99.4%



No Change
Vs. Year Ago

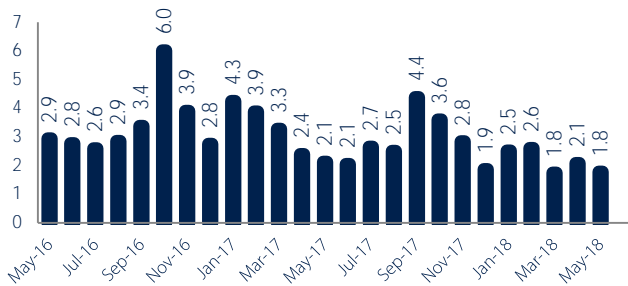
Months of Supply

1.8



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

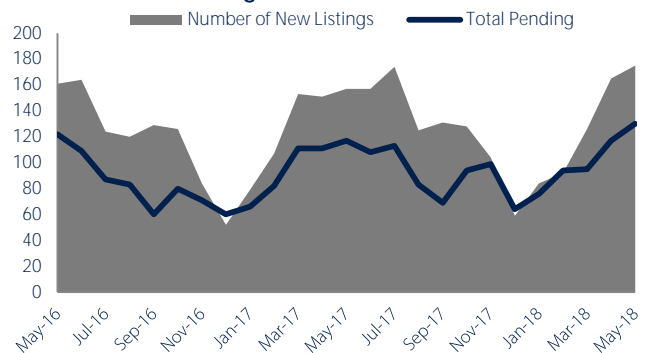
In May, there was 1.8 months of supply available in Bel Air, compared to 2.1 in May 2017. That is a decrease of 16% versus a year ago.

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.

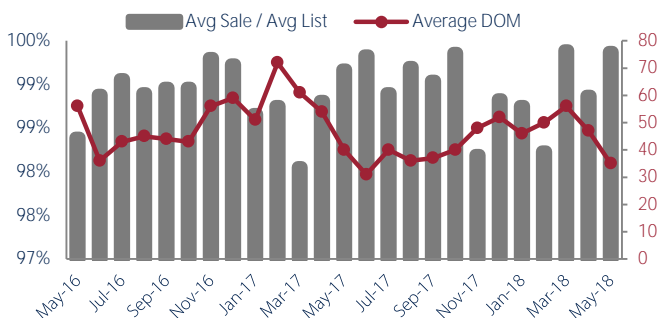
New Listings & Current Contracts

This month there were 175 homes newly listed for sale in Bel Air compared to 157 in May 2017, an increase of 11%. There were 130 current contracts pending sale this May compared to 117 a year ago. The number of current contracts is 11% 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 Bel Air was 99.4% 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 35, lower than the average last year, which was 40, a decrease of 13%.



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