

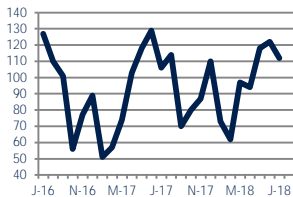
Focus On: Bel Air Housing Market

July 2018

Zip Code(s): 21014 and 21015

Units Sold

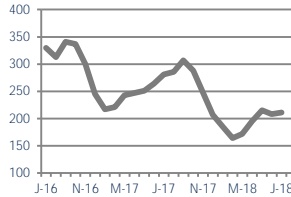
112



Up 6%
Vs. Year Ago

Active Inventory

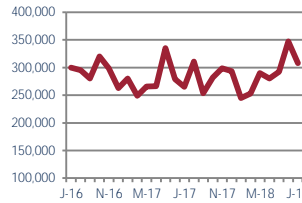
211



Down -25%
Vs. Year Ago

Median Sale Price

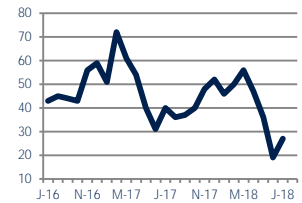
\$308,250



Up 16%
Vs. Year Ago

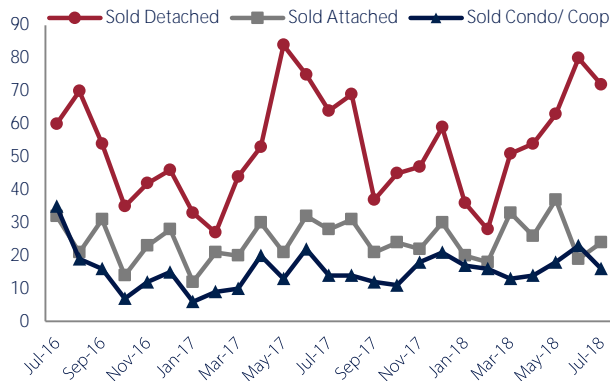
Days On Market

27



Down -32%
Vs. Year Ago

Units Sold*



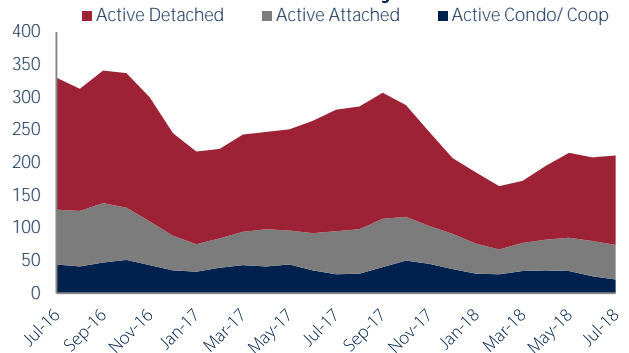
Units Sold

There was a decrease in total units sold in July, with 112 sold this month in Bel Air versus 122 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2017.

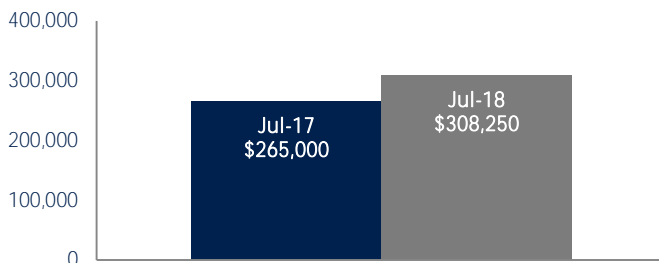
Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 25%. The total number of active inventory this July was 211 compared to 281 in July 2017. This month's total of 211 is higher than the previous month's total supply of available inventory of 208, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bel Air Homes was \$265,000. This July, the median sale price was \$308,250, an increase of 16% or \$43,250 compared to last year. The current median sold price is 11% lower 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.

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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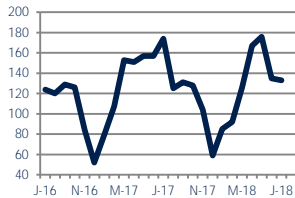
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July 2018

Zip Code(s): 21014 and 21015

New Listings

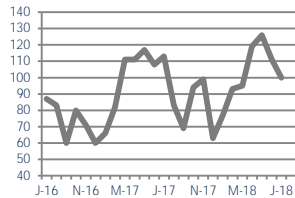
133



Down -24%
Vs. Year Ago

Current Contracts

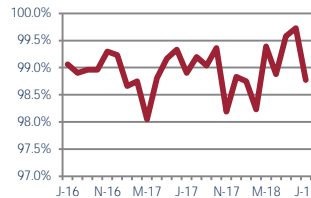
100



Down -12%
Vs. Year Ago

Sold Vs. List Price

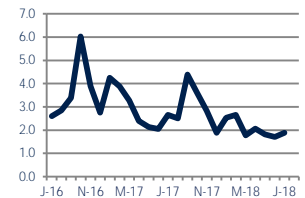
98.8%



No Change
Vs. Year Ago

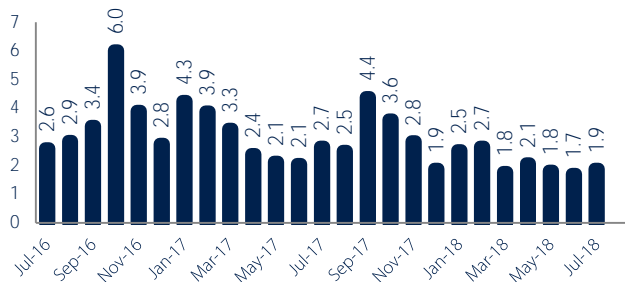
Months of Supply

1.9



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

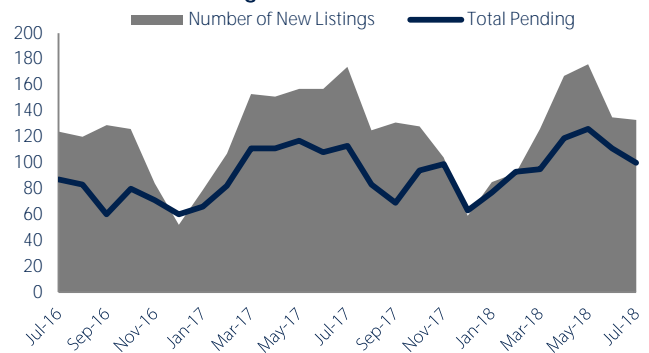
In July, there was 1.9 months of supply available in Bel Air, compared to 2.7 in July 2017. That is a decrease of 29% versus a year ago.

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.

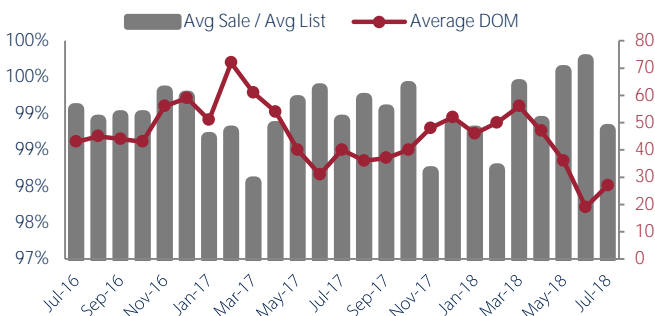
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Bel Air compared to 174 in July 2017, a decrease of 24%. There were 100 current contracts pending sale this July compared to 113 a year ago. The number of current contracts is 12% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Bel Air 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 27, lower than the average last year, which was 40, a decrease of 33%.



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