



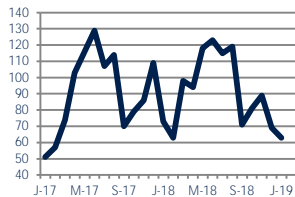
Focus On: Bel Air Housing Market

January 2019

Zip Code(s): 21014 and 21015

Units Sold

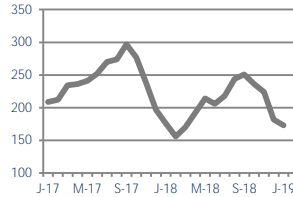
63



Down -14%
Vs. Year Ago

Active Inventory

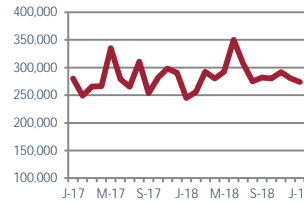
173



Down -2%
Vs. Year Ago

Median Sale Price

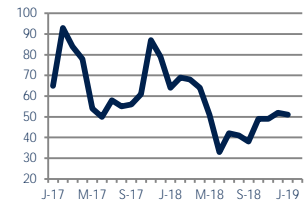
\$274,000



Up 12%
Vs. Year Ago

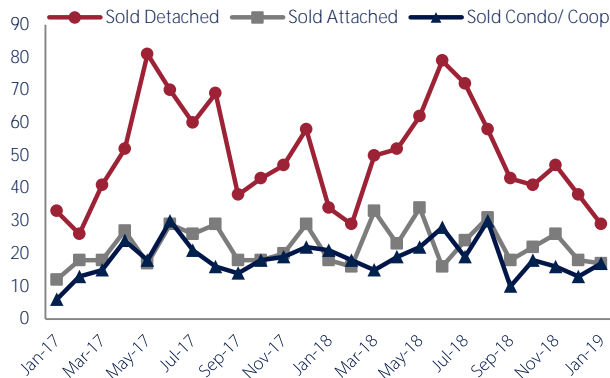
Days On Market

51



Down -20%
Vs. Year Ago

Units Sold*



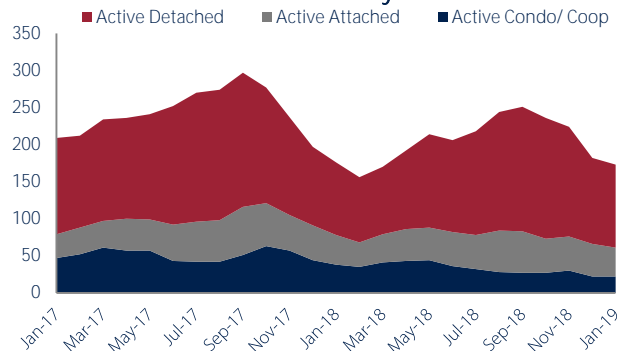
Units Sold

There was a decrease in total units sold in January, with 63 sold this month in Bel Air versus 69 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 14% versus January 2018.

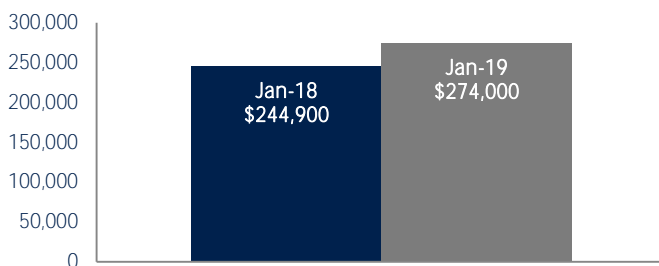
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this January was 173 compared to 176 in January 2018. This month's total of 173 is lower than the previous month's total supply of available inventory of 182, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Bel Air Homes was \$244,900. This January, the median sale price was \$274,000, an increase of 12% or \$29,100 compared to last year. The current median sold price is 2% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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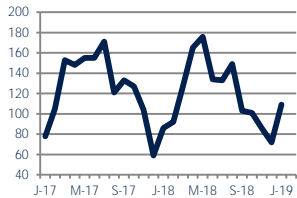
Focus On: Bel Air Housing Market

January 2019

Zip Code(s): 21014 and 21015

New Listings

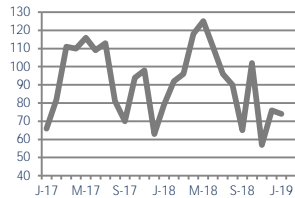
109



Up 27%
Vs. Year Ago

Current Contracts

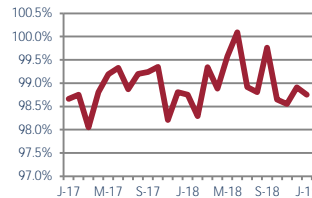
74



Down -6%
Vs. Year Ago

Sold Vs. List Price

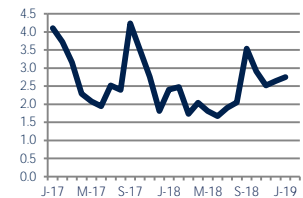
98.8%



No Change
Vs. Year Ago

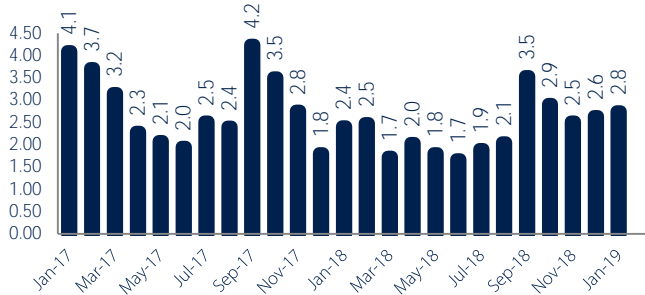
Months of Supply

2.8



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

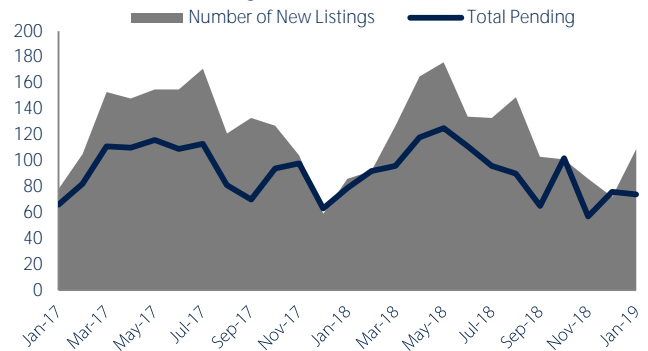
In January, there was 2.7 months of supply available in Bel Air, compared to 2.4 in January 2018. That is an increase of 14% versus a year ago.

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.

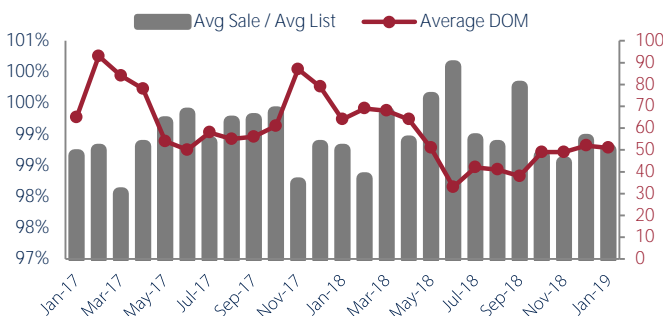
New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Bel Air compared to 86 in January 2018, an increase of 27%. There were 74 current contracts pending sale this January compared to 79 a year ago. The number of current contracts is 6% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, 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 51, lower than the average last year, which was 64, a decrease of 20%.



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