



The Long & Foster Market Minute™

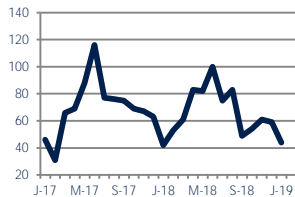
Focus On: Crofton, Crownsville, and Gambrills Housing Market

January 2019

Zip Code(s): 21114, 21032 and 21054

Units Sold

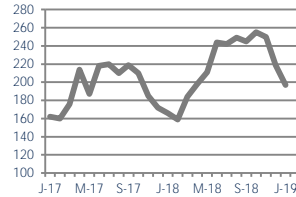
44



Up 5%
Vs. Year Ago

Active Inventory

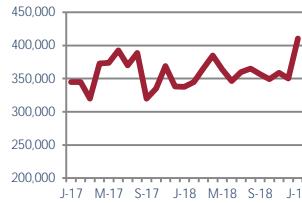
197



Up 19%
Vs. Year Ago

Median Sale Price

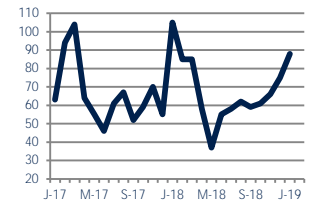
\$410,250



Up 22%
Vs. Year Ago

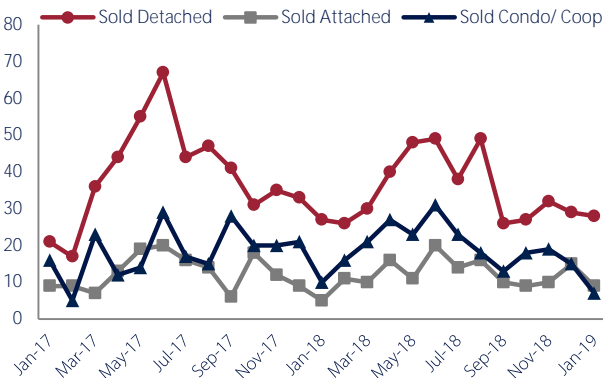
Days On Market

88



Down -16%
Vs. Year Ago

Units Sold*



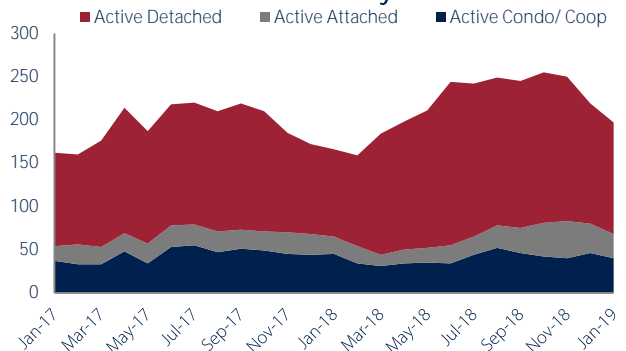
Units Sold

There was a decrease in total units sold in January, with 44 sold this month in Crofton, Crownsville, and Gambrills versus 59 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 5% versus January 2018.

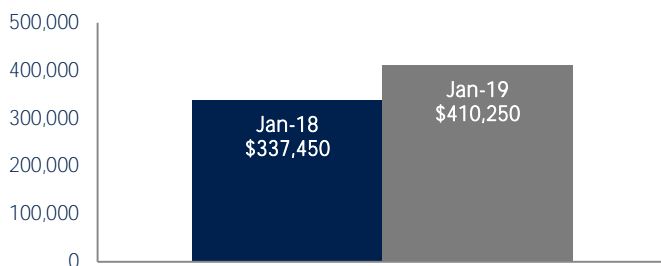
Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 19%. The total number of active inventory this January was 197 compared to 166 in January 2018. This month's total of 197 is lower than the previous month's total supply of available inventory of 219, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$337,450. This January, the median sale price was \$410,250, an increase of 22% or \$72,800 compared to last year. The current median sold price is 17% higher 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.

Crofton, Crownsville, and Gambrills are defined as properties listed in zip code/s 21114, 21032 and 21054.

*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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INTERNATIONAL REAL ESTATE

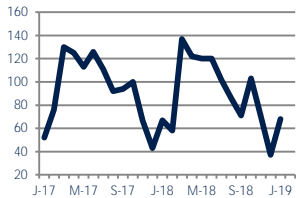




Zip Code(s): 21114, 21032 and 21054

New Listings

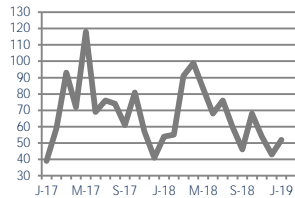
68



Up 1%
Vs. Year Ago

Current Contracts

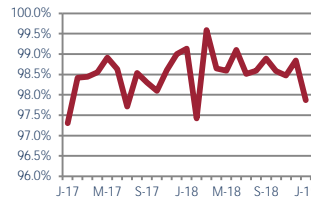
52



Down -4%
Vs. Year Ago

Sold Vs. List Price

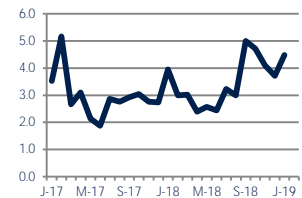
97.9%



Down -1.3%
Vs. Year Ago

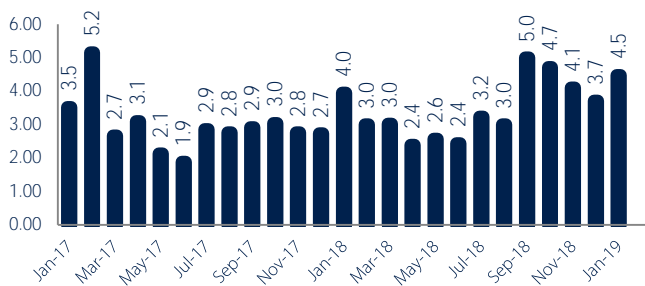
Months of Supply

4.5



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

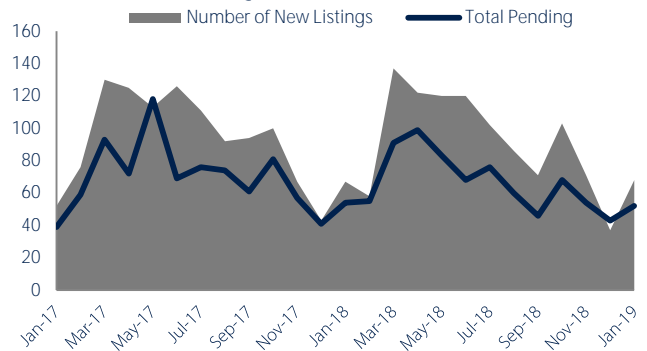
In January, there was 4.5 months of supply available in Crofton, Crownsville, and Gambrills, compared to 4.0 in January 2018. That is an increase of 13% versus a year ago.

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.

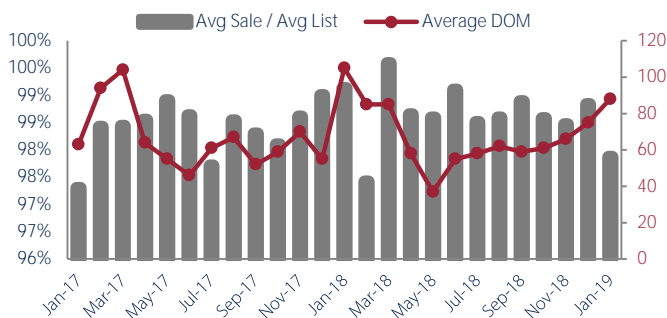
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 67 in January 2018, an increase of 1%. There were 52 current contracts pending sale this January compared to 54 a year ago. The number of current contracts is 4% 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 Crofton, Crownsville, and Gambrills was 97.9% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 88, lower than the average last year, which was 105, a decrease of 16%.



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