



The Long & Foster Market Minute™

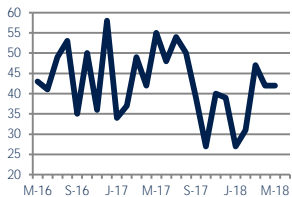
Focus On: **Elkridge Housing Market**

May 2018

Zip Code(s): 21075

Units Sold

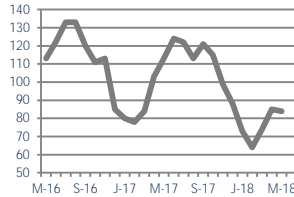
42



Down -24%
Vs. Year Ago

Active Inventory

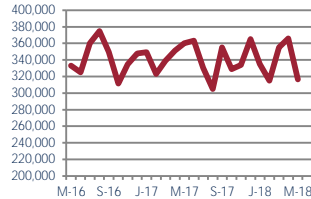
84



Down -26%
Vs. Year Ago

Median Sale Price

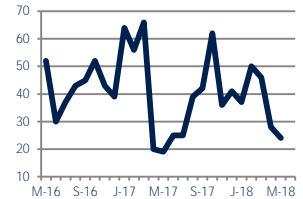
\$316,500



Down -12%
Vs. Year Ago

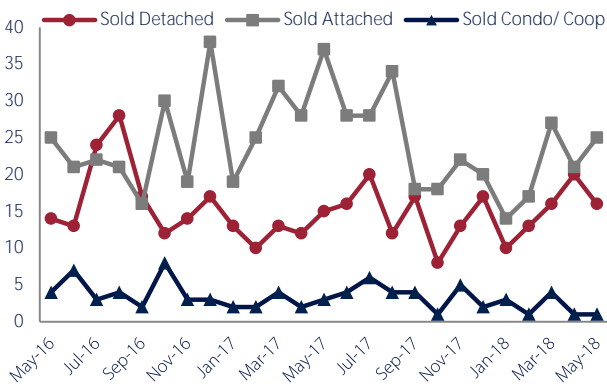
Days On Market

24



Up 26%
Vs. Year Ago

Units Sold*



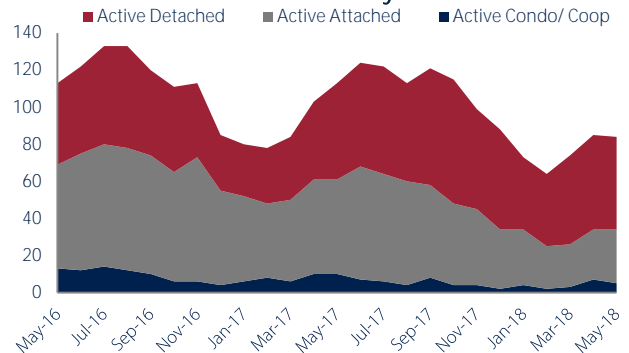
Units Sold

The number of units sold remained stable in May, with 42 sold this month in Elkridge. This month's total units sold was lower than at this time last year, a decrease of 24% versus May 2017.

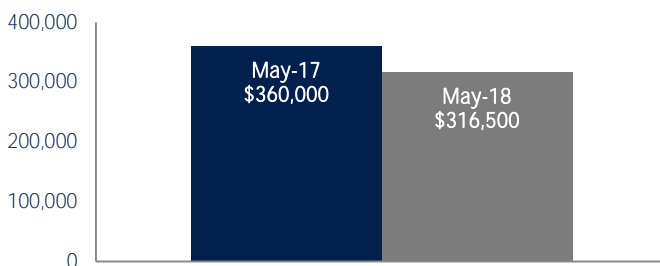
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 26%. The total number of active inventory this May was 84 compared to 113 in May 2017. This month's total of 84 is lower than the previous month's total supply of available inventory of 85, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Elkridge Homes was \$360,000. This May, the median sale price was \$316,500, a decrease of 12% or \$43,500 compared to last year. The current median sold price is 14% lower 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.

Elkridge are defined as properties listed in zip code/s 21075.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





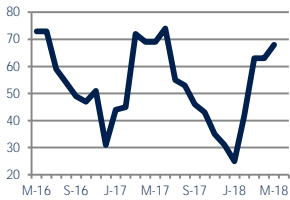
Focus On: Elkridge Housing Market

May 2018

Zip Code(s): 21075

New Listings

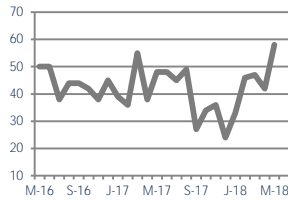
68



Down -1%
Vs. Year Ago

Current Contracts

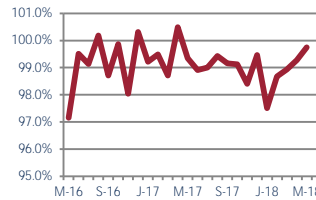
58



Up 21%
Vs. Year Ago

Sold Vs. List Price

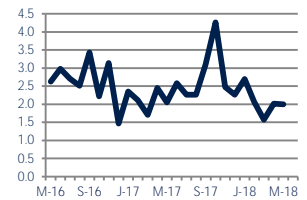
99.8%



No Change
Vs. Year Ago

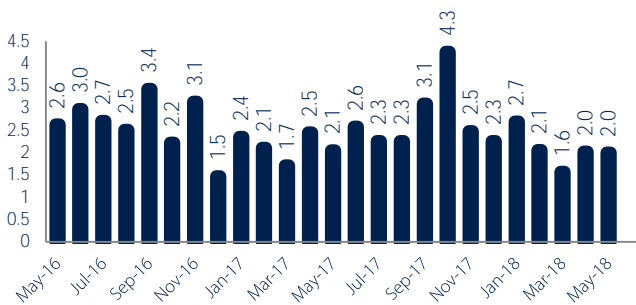
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

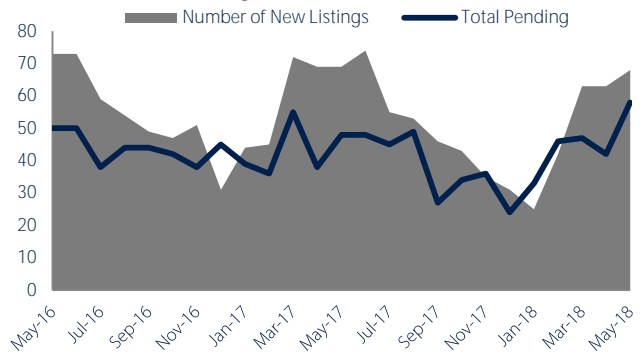
In May, there was 2.0 months of supply available in Elkridge. The amount of supply is similar compared to a year ago.

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.

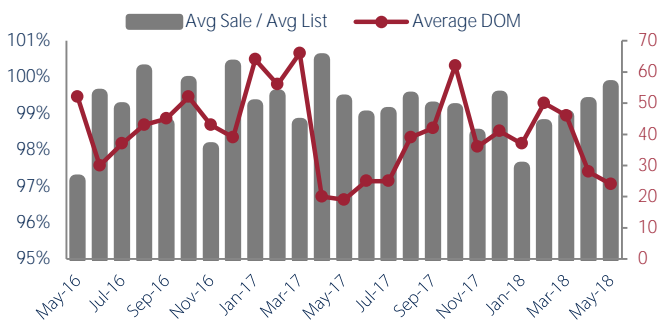
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Elkridge compared to 69 in May 2017, a decrease of 1%. There were 58 current contracts pending sale this May compared to 48 a year ago. The number of current contracts is 21% 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 Elkridge was 99.8% 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 24, higher than the average last year, which was 19, an increase of 26%.



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