

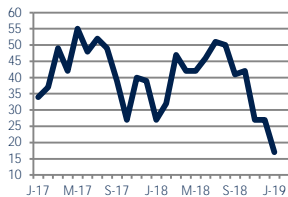
Focus On: Elkridge Housing Market

January 2019

Zip Code(s): 21075

Units Sold

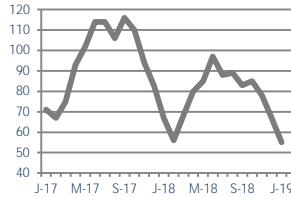
17



Down
Vs. Year Ago

Active Inventory

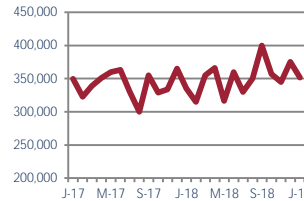
55



Down -18%
Vs. Year Ago

Median Sale Price

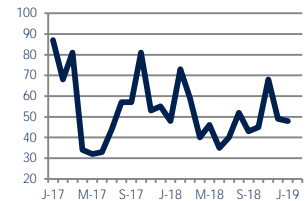
\$351,500



Up 5%
Vs. Year Ago

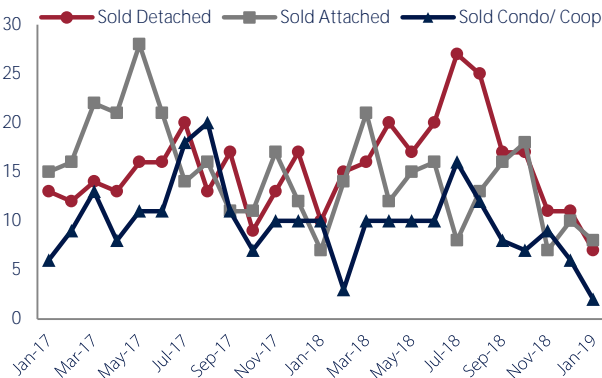
Days On Market

48



No Change
Vs. Year Ago

Units Sold*



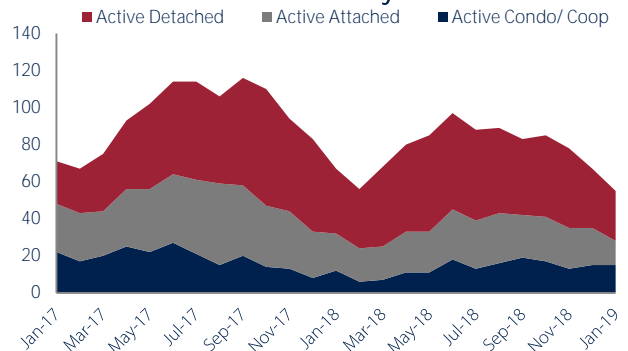
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 17 sold this month in Elkridge. This month's total units sold was lower than at this time last year, a decrease from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 18%. The total number of active inventory this January was 55 compared to 67 in January 2018. This month's total of 55 is lower than the previous month's total supply of available inventory of 67, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Elkridge Homes was \$335,000. This January, the median sale price was \$351,500, an increase of 5% or \$16,500 compared to last year. The current median sold price is 6% 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.

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 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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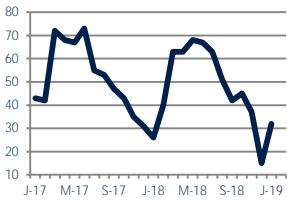
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January 2019

Zip Code(s): 21075

New Listings

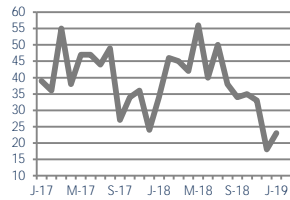
32



Up 23%
Vs. Year Ago

Current Contracts

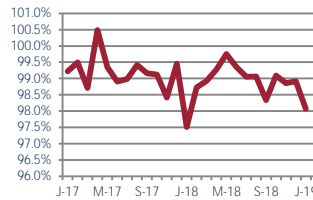
23



Down -32%
Vs. Year Ago

Sold Vs. List Price

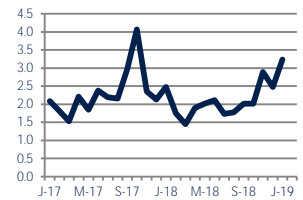
98.1%



Up 0.6%
Vs. Year Ago

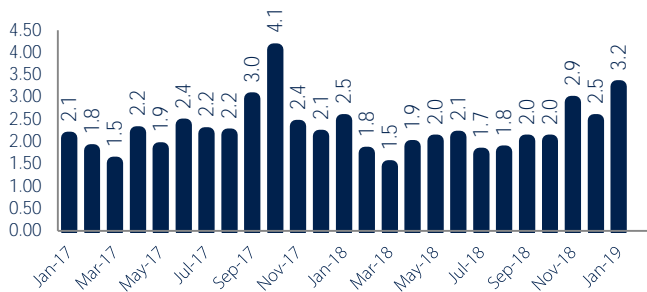
Months of Supply

3.2



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

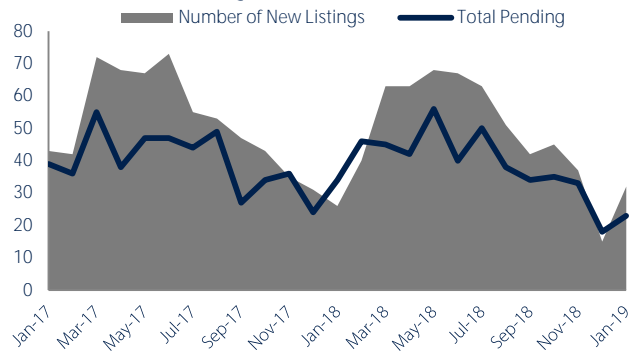
In January, there was 3.2 months of supply available in Elkridge, compared to 2.5 in January 2018. That is an increase of 30% versus a year ago.

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.

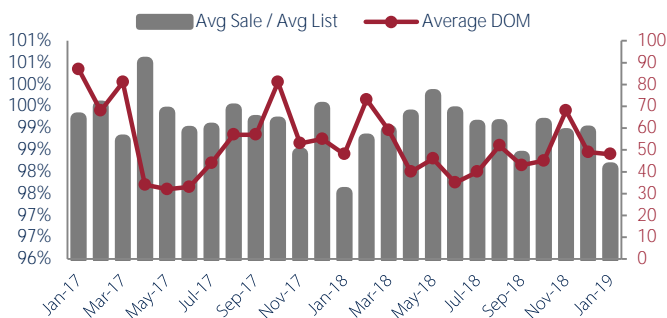
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Elkridge compared to 26 in January 2018, an increase of 23%. There were 23 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 32% 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 Elkridge was 98.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, which is similar compared to a year ago.



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