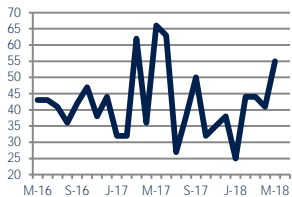




Zip Code(s): 21221

Units Sold

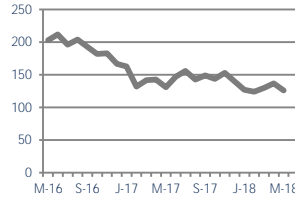
55



Down -17%  
Vs. Year Ago

Active Inventory

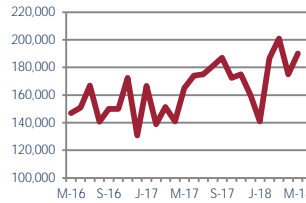
126



Down -4%  
Vs. Year Ago

Median Sale Price

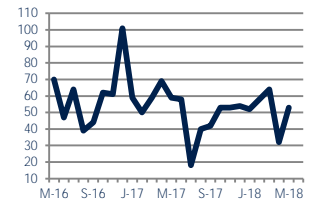
\$190,000



Up 15%  
Vs. Year Ago

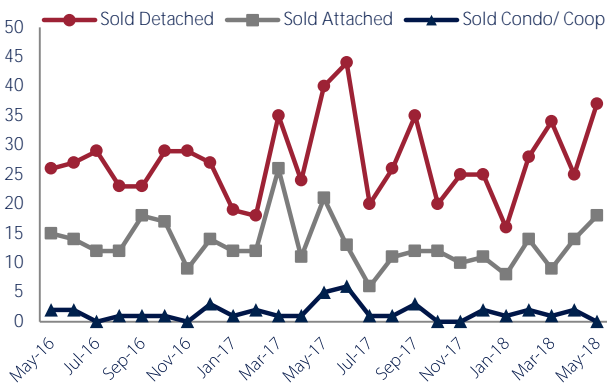
Days On Market

53



Down -10%  
Vs. Year Ago

Units Sold\*



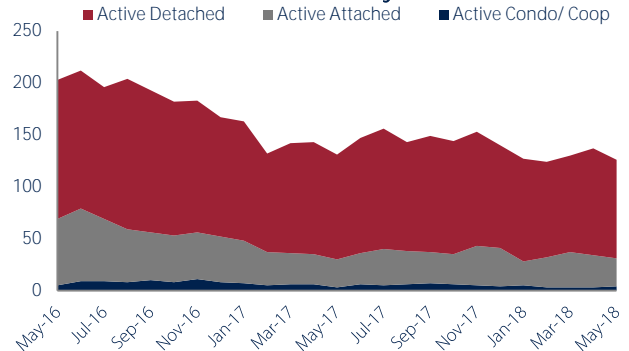
Units Sold

There was an increase in total units sold in May, with 55 sold this month in Essex versus 41 last month, an increase of 34%. This month's total units sold was lower than at this time last year, a decrease of 17% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this May was 126 compared to 131 in May 2017. This month's total of 126 is lower than the previous month's total supply of available inventory of 137, a decrease of 8%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for Essex Homes was \$165,000. This May, the median sale price was \$190,000, an increase of 15% or \$25,000 compared to last year. The current median sold price is 9% higher 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.

Essex are defined as properties listed in zip code/s 21221.

\*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.



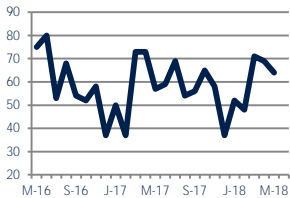
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21221

**New Listings**

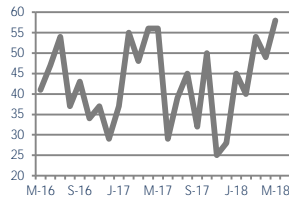
64



Up 12%  
Vs. Year Ago

**Current Contracts**

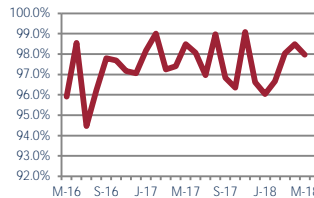
58



Up 4%  
Vs. Year Ago

**Sold Vs. List Price**

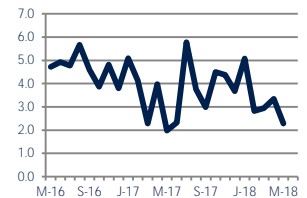
98.0%



Down -0.5%  
Vs. Year Ago

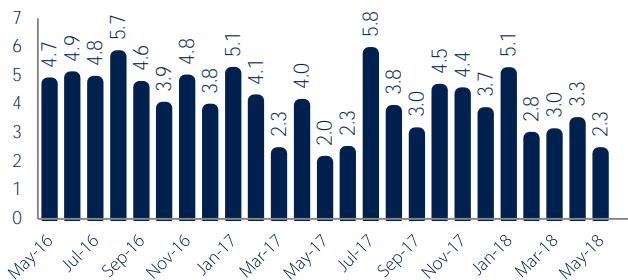
**Months of Supply**

2.3



Up 16%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

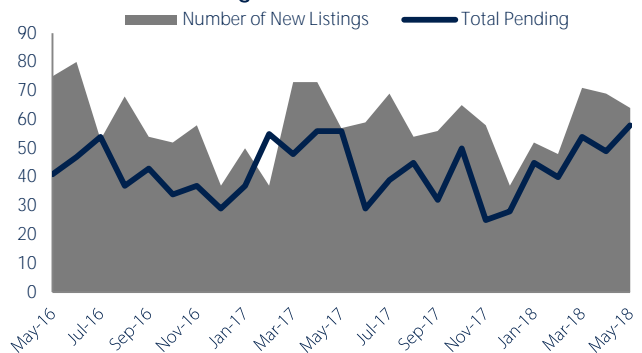
In May, there was 2.3 months of supply available in Essex, compared to 2.0 in May 2017. That is an increase of 15% versus a year ago.

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.

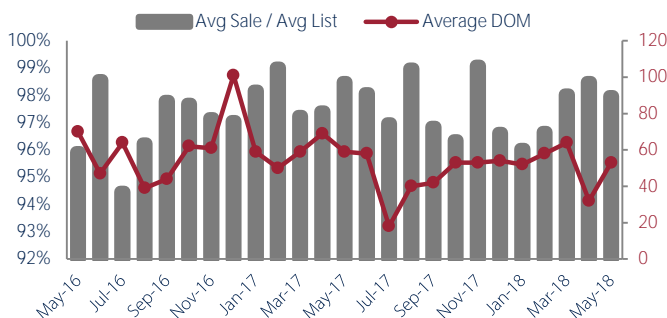
**New Listings & Current Contracts**

This month there were 64 homes newly listed for sale in Essex compared to 57 in May 2017, an increase of 12%. There were 58 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 4% 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 Essex was 98.0% of the average list price, which is 0.5% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 53, lower than the average last year, which was 59, a decrease of 10%.



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