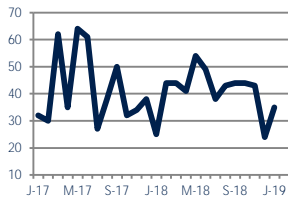


Zip Code(s): 21221

### Units Sold

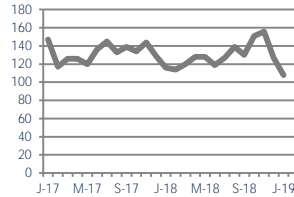
35



Up  
Vs. Year Ago

### Active Inventory

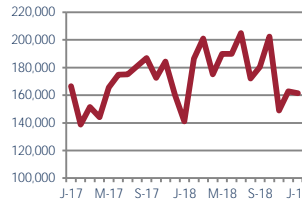
108



Down -7%  
Vs. Year Ago

### Median Sale Price

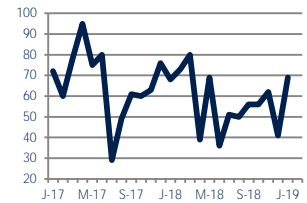
\$161,500



Up 15%  
Vs. Year Ago

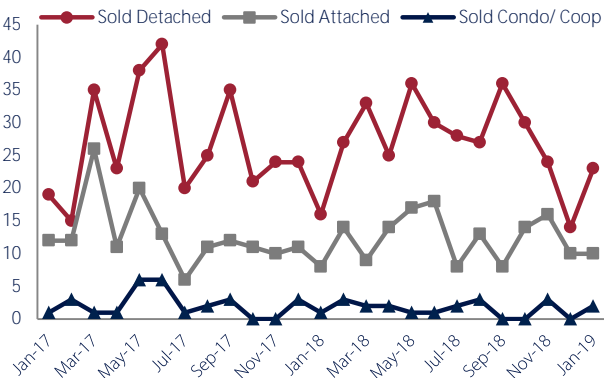
### Days On Market

69



Up 1%  
Vs. Year Ago

### Units Sold\*



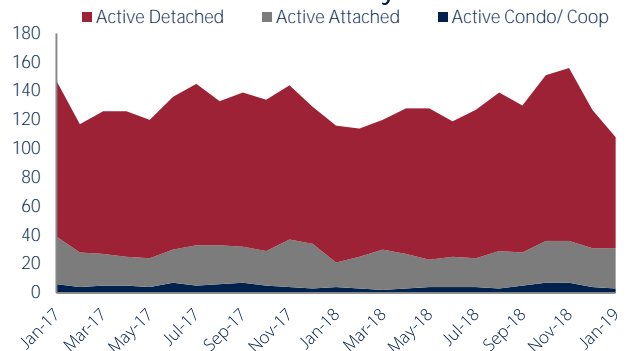
### Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 35 sold this month in Essex. This month's total units sold was higher than at this time last year, an increase from January 2018.

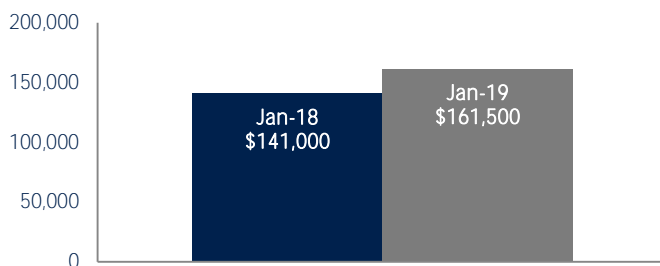
### Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 7%. The total number of active inventory this January was 108 compared to 116 in January 2018. This month's total of 108 is lower than the previous month's total supply of available inventory of 127, a decrease of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Essex Homes was \$141,000. This January, the median sale price was \$161,500, an increase of 15% or \$20,500 compared to last year. The current median sold price is 1% 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.

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 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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



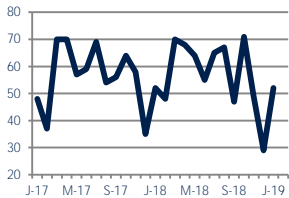
**Focus On: Essex Housing Market**

January 2019

Zip Code(s): 21221

**New Listings**

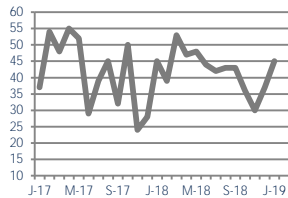
52



No Change  
Vs. Year Ago

**Current Contracts**

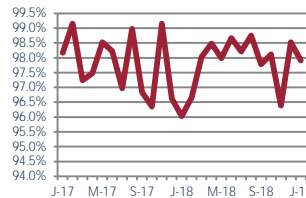
45



No Change  
Vs. Year Ago

**Sold Vs. List Price**

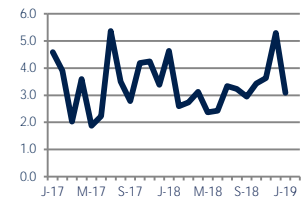
97.9%



Up 2%  
Vs. Year Ago

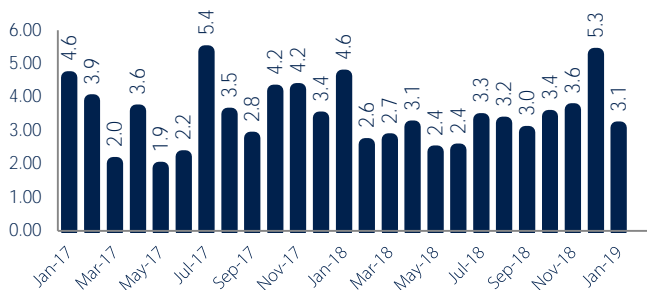
**Months of Supply**

3.1



Down -33%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

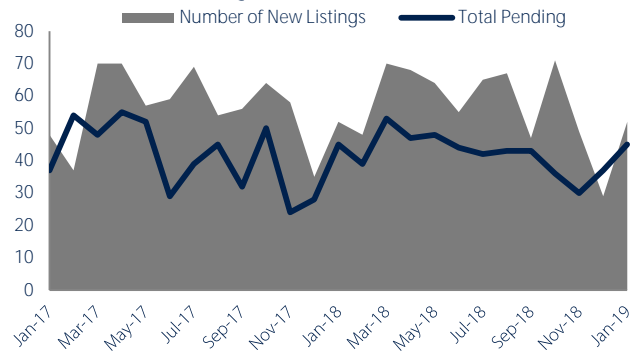
In January, there was 3.1 months of supply available in Essex, compared to 4.6 in January 2018. That is a decrease of 33% versus a year ago.

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.

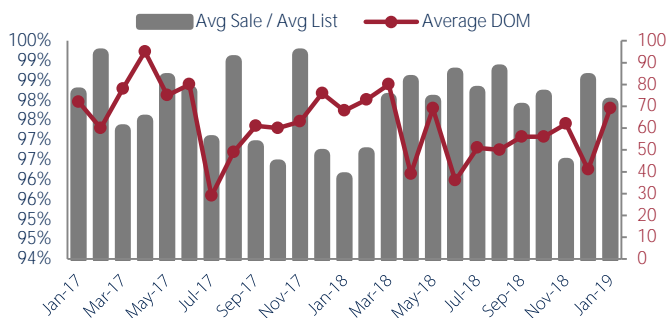
**New Listings & Current Contracts**

This month there were 52 homes newly listed for sale in Essex, which is similar to the amount in January 2018. There were 45 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 22% higher than last month.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In January, the average sale price in Essex was 97.9% of the average list price, which is 1.9% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 69, higher than the average last year, which was 68, an increase of 1%.



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