



# The Long & Foster Market Minute™

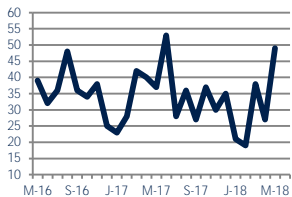
Focus On: Fallston and Joppa Housing Market

May 2018

Zip Code(s): 21047 and 21085

## Units Sold

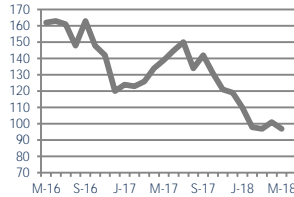
49



Up 32%  
Vs. Year Ago

## Active Inventory

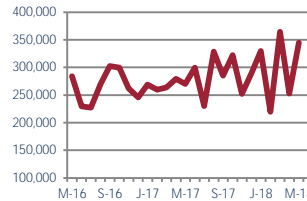
97



Down -30%  
Vs. Year Ago

## Median Sale Price

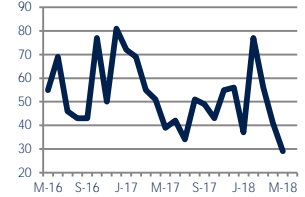
\$345,000



Up 28%  
Vs. Year Ago

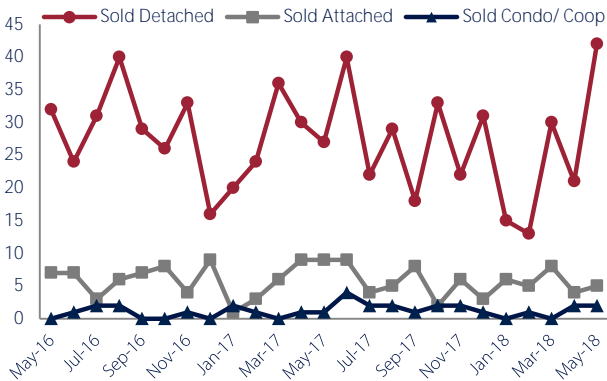
## Days On Market

29



Down -26%  
Vs. Year Ago

### Units Sold\*



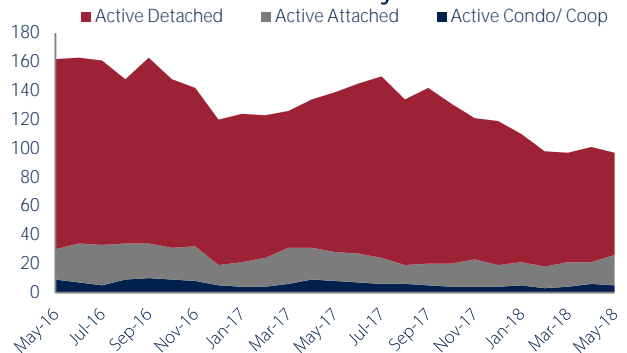
## Units Sold

There was an increase in total units sold in May, with 49 sold this month in Fallston and Joppa. This month's total units sold was higher than at this time last year.

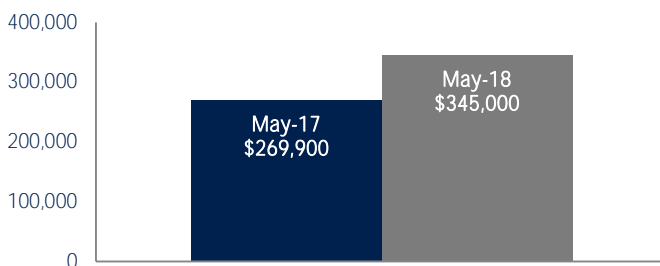
## Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 30%. The total number of active inventory this May was 97 compared to 139 in May 2017. This month's total of 97 is lower than the previous month's total supply of available inventory of 101, a decrease of 4%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Fallston and Joppa Homes was \$269,900. This May, the median sale price was \$345,000, an increase of \$75,100 compared to last year. The current median sold price is 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.

Fallston and Joppa are defined as properties listed in zip code/s 21047 and 21085.

\*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.



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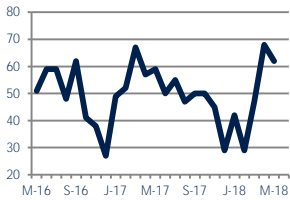
## Focus On: Fallston and Joppa Housing Market

May 2018

Zip Code(s): 21047 and 21085

### New Listings

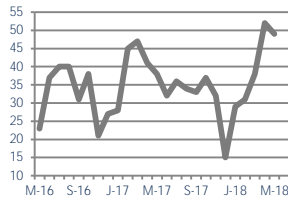
62



Up 5%  
Vs. Year Ago

### Current Contracts

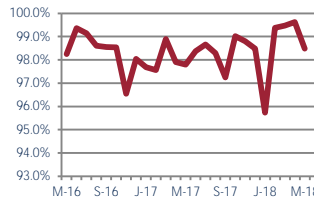
49



Up 29%  
Vs. Year Ago

### Sold Vs. List Price

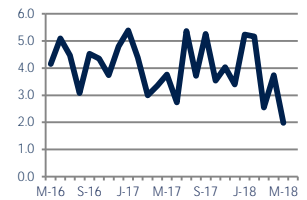
98.5%



Up 0.7%  
Vs. Year Ago

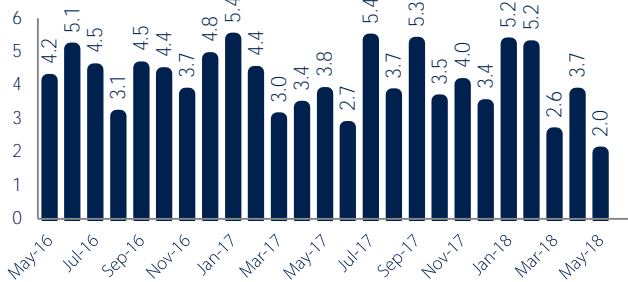
### Months of Supply

2.0



Down -47%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

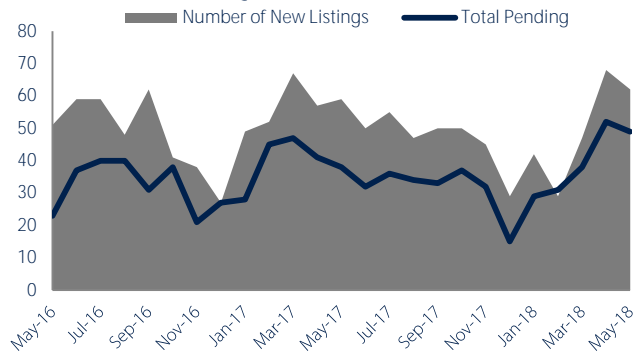
In May, there was 2.0 months of supply available in Fallston and Joppa, compared to 3.8 in May 2017. That is a decrease of 47% versus a year ago.

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.

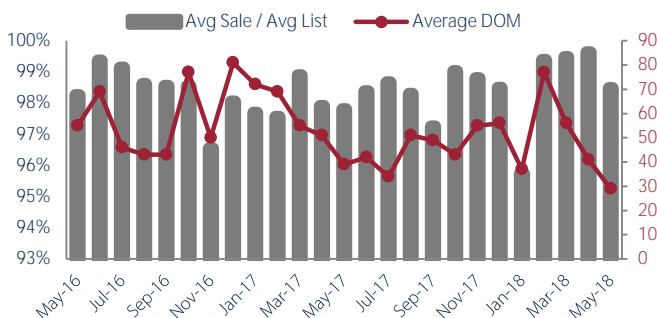
### New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Fallston and Joppa compared to 59 in May 2017, an increase of 5%. There were 49 current contracts pending sale this May compared to 38 a year ago. The number of current contracts is 29% 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 Fallston and Joppa was 98.5% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 39, a decrease of 26%.



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