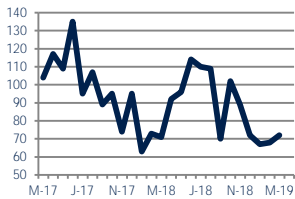


Zip Code(s): 21206 and 21214

Units Sold

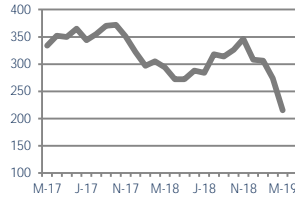
72



Up 1%
Vs. Year Ago

Active Inventory

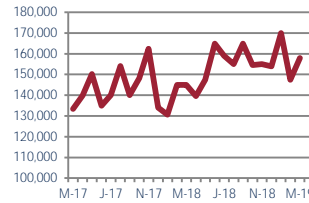
215



Down -27%
Vs. Year Ago

Median Sale Price

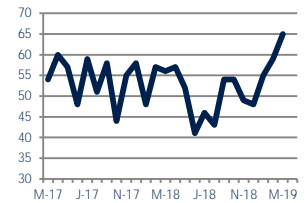
\$158,000



Up 9%
Vs. Year Ago

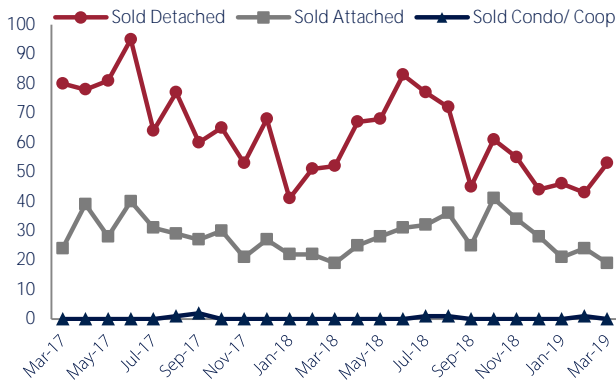
Days On Market

65



Up 16%
Vs. Year Ago

Units Sold*



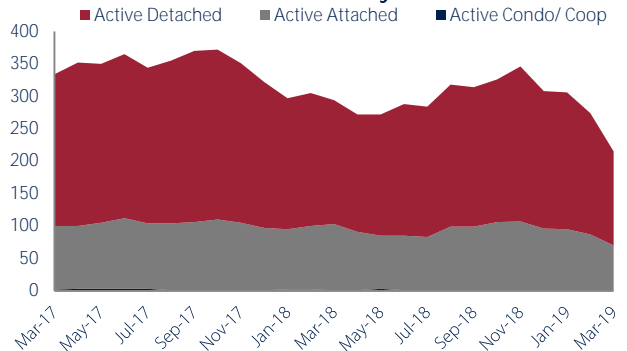
Units Sold

There was an increase in total units sold in March, with 72 sold this month in Hamilton, Lauraville, Raspeburg versus 68 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 1% versus March 2018.

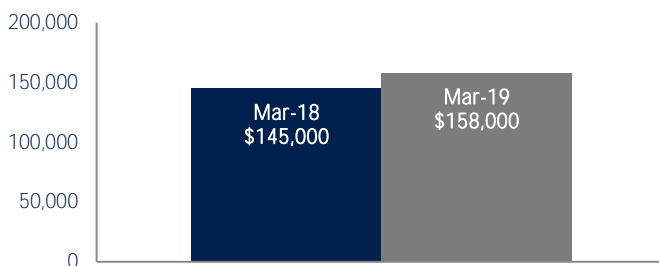
Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 27%. The total number of active inventory this March was 215 compared to 294 in March 2018. This month's total of 215 is lower than the previous month's total supply of available inventory of 274, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Hamilton, Lauraville, Raspeburg Homes was \$145,000. This March, the median sale price was \$158,000, an increase of 9% or \$13,000 compared to last year. The current median sold price is 7% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hamilton, Lauraville, Raspeburg are defined as properties listed in zip code/s 21206 and 21214.

*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





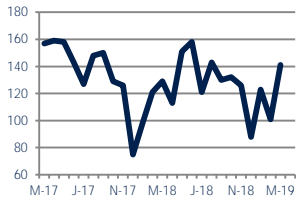
Focus On: Hamilton, Lauraville, Raspeburg Housing Market

March 2019

Zip Code(s): 21206 and 21214

New Listings

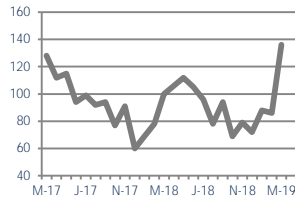
141



Up 9%
Vs. Year Ago

Current Contracts

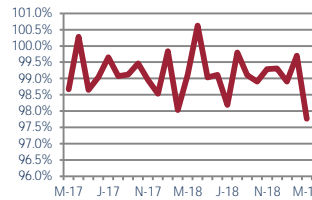
136



Up 36%
Vs. Year Ago

Sold Vs. List Price

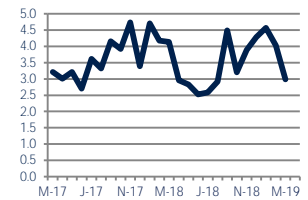
97.8%



Down -1.4%
Vs. Year Ago

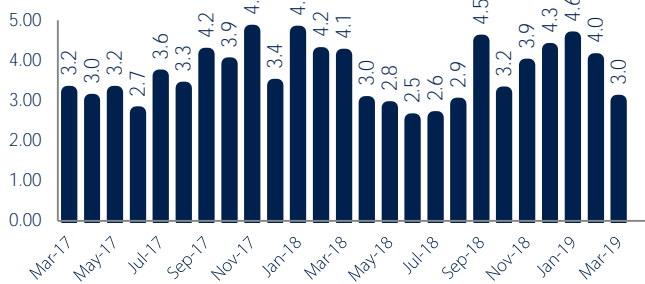
Months of Supply

3.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

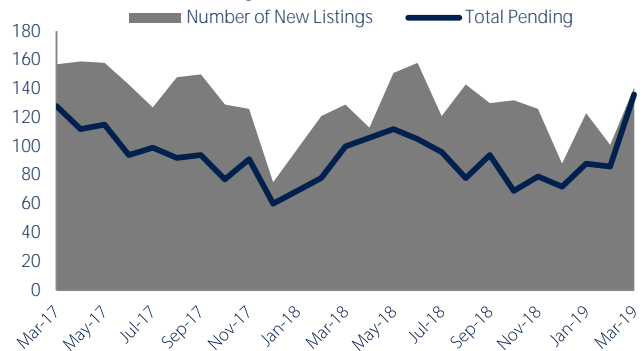
In March, there was 3.0 months of supply available in Hamilton, Lauraville, Raspeburg, compared to 4.1 in March 2018. That is a decrease of 28% versus a year ago.

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.

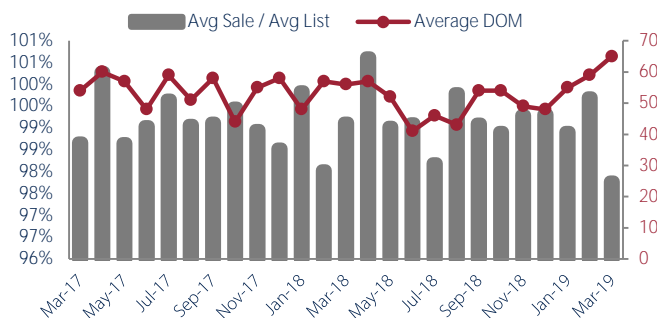
New Listings & Current Contracts

This month there were 141 homes newly listed for sale in Hamilton, Lauraville, Raspeburg compared to 129 in March 2018, an increase of 9%. There were 136 current contracts pending sale this March compared to 100 a year ago. The number of current contracts is 36% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Hamilton, Lauraville, Raspeburg was 97.8% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 56, an increase of 16%.



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