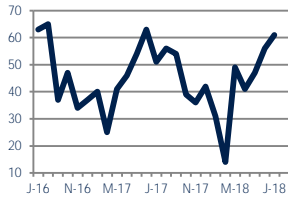


Zip Code(s): 21074, 21048, 21102 and 21088

Units Sold

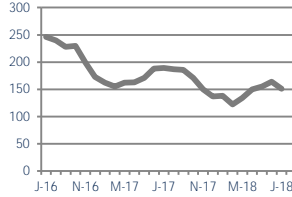
61



Up 20%
Vs. Year Ago

Active Inventory

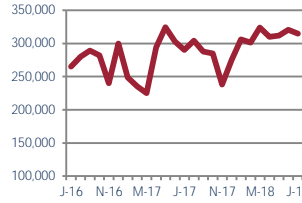
151



Down -20%
Vs. Year Ago

Median Sale Price

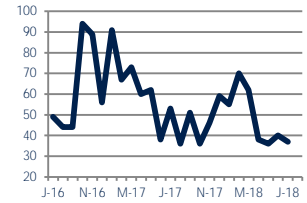
\$315,000



Up 9%
Vs. Year Ago

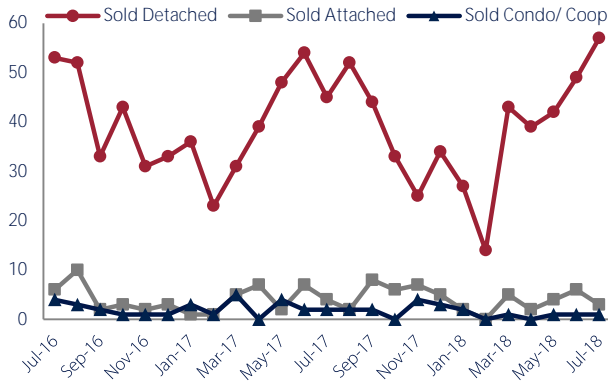
Days On Market

37



Down -30%
Vs. Year Ago

Units Sold*



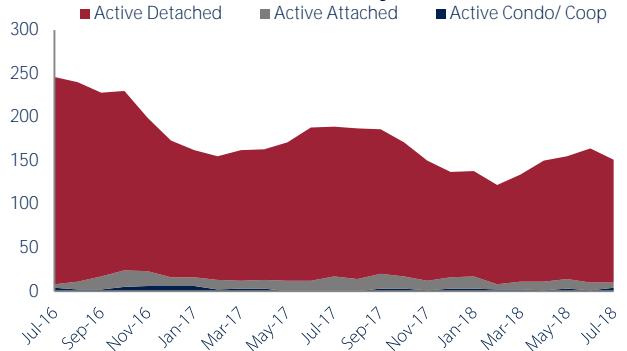
Units Sold

There was an increase in total units sold in July, with 61 sold this month in Hampstead, Finksburg, and Manchester versus 56 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 20%. The total number of active inventory this July was 151 compared to 189 in July 2017. This month's total of 151 is lower than the previous month's total supply of available inventory of 164, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$290,000. This July, the median sale price was \$315,000, an increase of 9% or \$25,000 compared to last year. The current median sold price is 2% lower than in June.

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

Hampstead, Finksburg, and Manchester are defined as properties listed in zip code/s 21074, 21048, 21102 and 21088.

*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.

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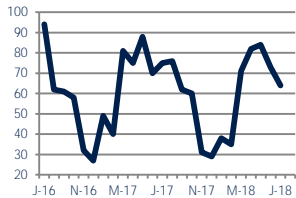
Focus On: Hampstead, Finksburg, and Manchester Housing Market

July 2018

Zip Code(s): 21074, 21048, 21102 and 21088

New Listings

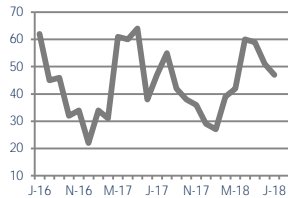
64



Down -15%
Vs. Year Ago

Current Contracts

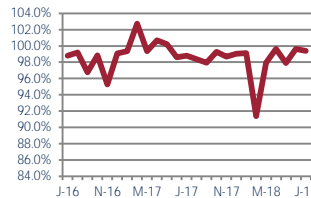
47



No Change
Vs. Year Ago

Sold Vs. List Price

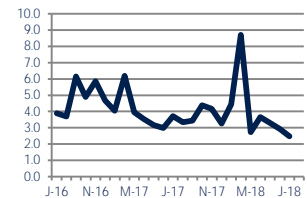
99.4%



Up 0.6%
Vs. Year Ago

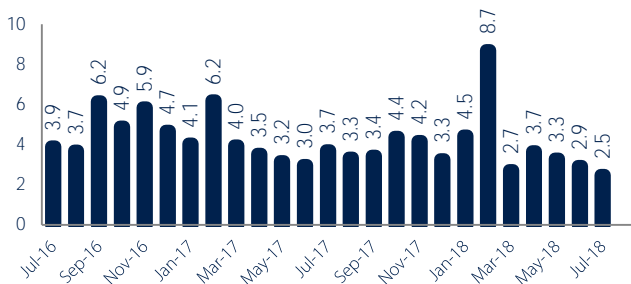
Months of Supply

2.5



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

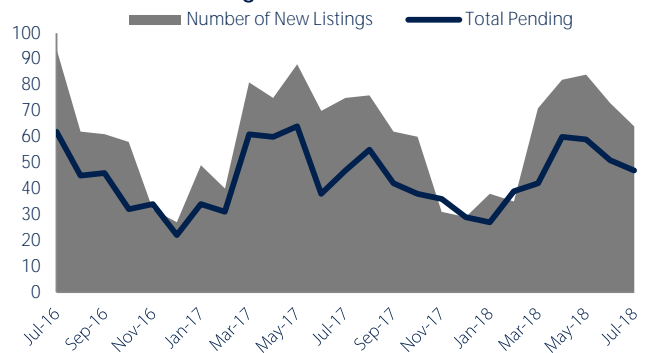
In July, there was 2.5 months of supply available in Hampstead, Finksburg, and Manchester, compared to 3.7 in July 2017. That is a decrease of 33% versus a year ago.

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.

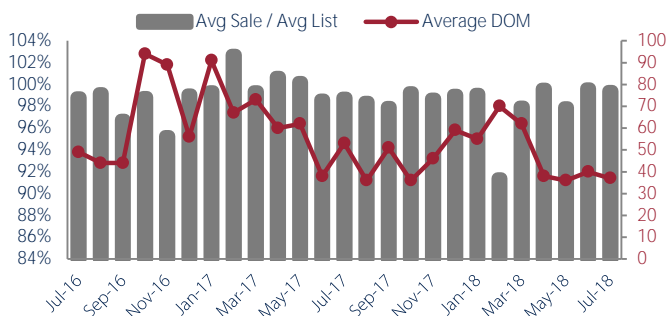
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 75 in July 2017, a decrease of 15%. There were 47 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 8% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hampstead, Finksburg, and Manchester was 99.4% 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 37, lower than the average last year, which was 53, a decrease of 30%.



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