



# The Long & Foster Market Minute™

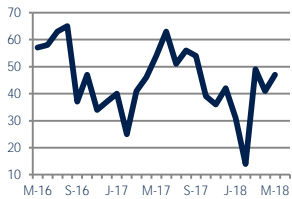
**Focus On:** Hampstead, Finksburg, and Manchester Housing Market

May 2018

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

## Units Sold

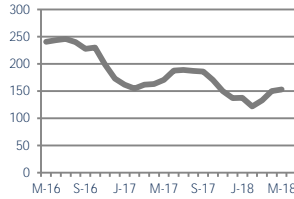
47



Down -13%  
Vs. Year Ago

## Active Inventory

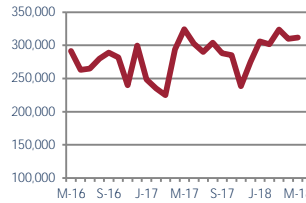
153



Down -11%  
Vs. Year Ago

## Median Sale Price

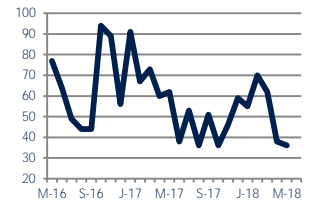
\$312,000



Down -4%  
Vs. Year Ago

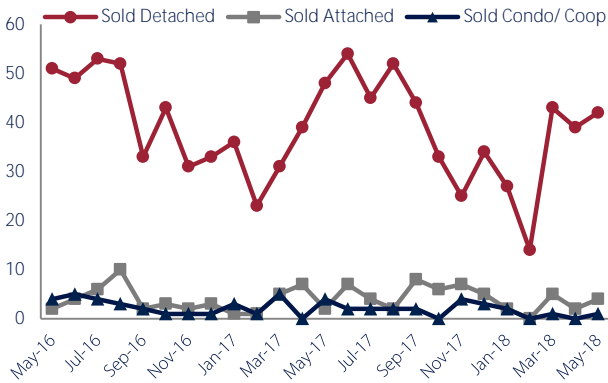
## Days On Market

36



Down -42%  
Vs. Year Ago

### Units Sold\*



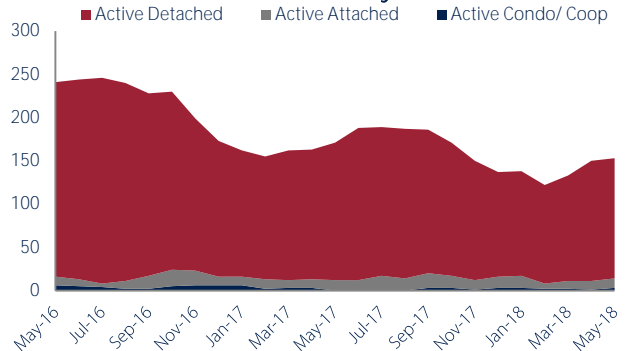
## Units Sold

There was an increase in total units sold in May, with 47 sold this month in Hampstead, Finksburg, and Manchester versus 41 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 13% versus May 2017.

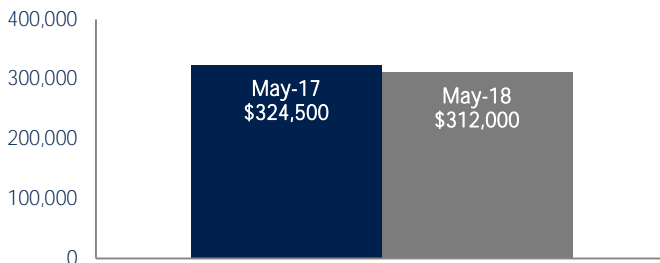
## Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 11%. The total number of active inventory this May was 153 compared to 171 in May 2017. This month's total of 153 is higher than the previous month's total supply of available inventory of 150, an increase of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$324,500. This May, the median sale price was \$312,000, a decrease of 4% or \$12,500 compared to last year. The current median sold price is 1% 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.



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.

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.



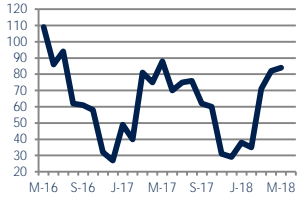
## Focus On: Hampstead, Finksburg, and Manchester Housing Market

May 2018

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

### New Listings

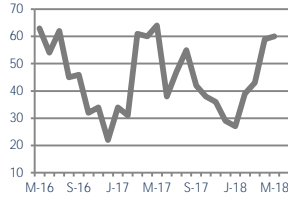
84



Down -5%  
Vs. Year Ago

### Current Contracts

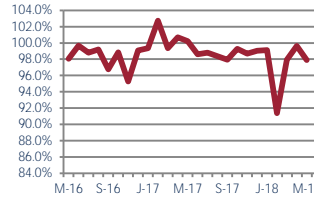
60



Down -6%  
Vs. Year Ago

### Sold Vs. List Price

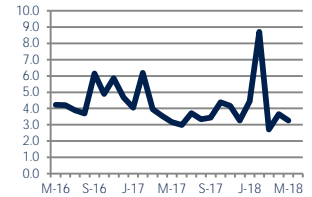
97.9%



Down -2.3%  
Vs. Year Ago

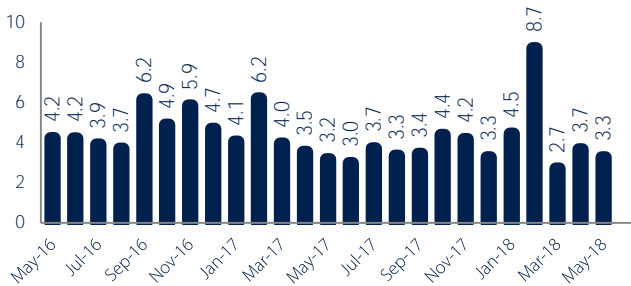
### Months of Supply

3.3



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

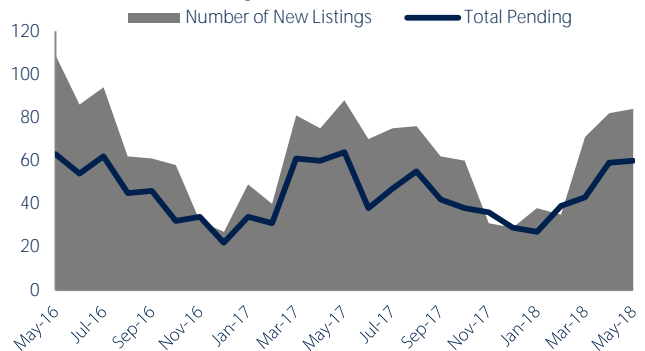
In May, there was 3.3 months of supply available in Hampstead, Finksburg, and Manchester. The amount of supply is similar compared to a year ago.

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.

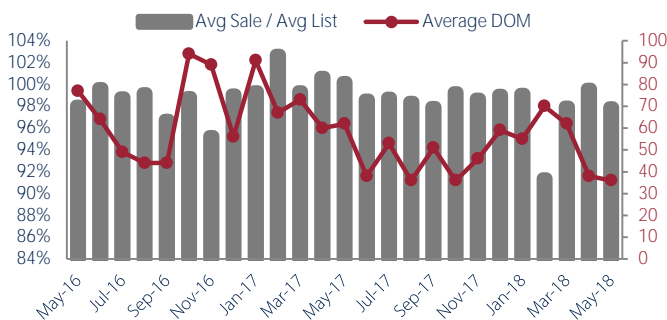
### New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 88 in May 2017, a decrease of 5%. There were 60 current contracts pending sale this May compared to 64 a year ago. The number of current contracts is 6% lower 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 Hampstead, Finksburg, and Manchester was 97.9% of the average list price, which is 2.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 62, a decrease of 42%.



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