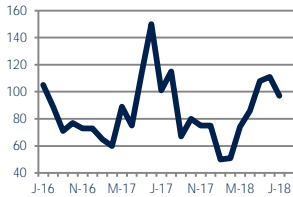


Zip Code(s): 21030, 21131 and 21093

Units Sold

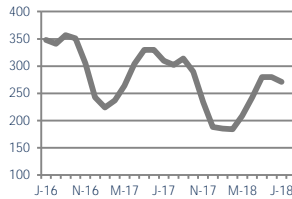
97



Down -4%
Vs. Year Ago

Active Inventory

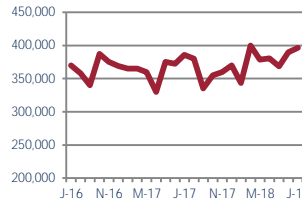
271



Down -13%
Vs. Year Ago

Median Sale Price

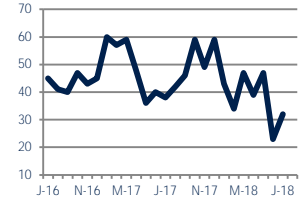
\$396,500



Up 3%
Vs. Year Ago

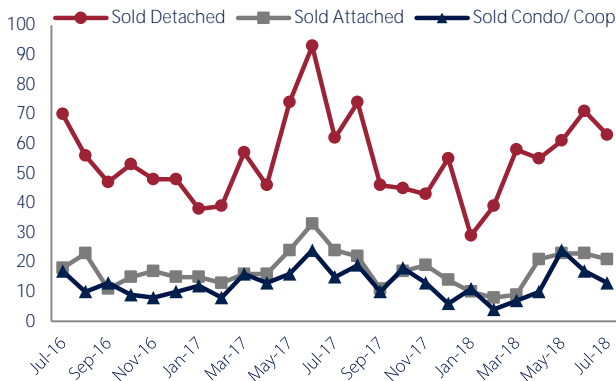
Days On Market

32



Down -16%
Vs. Year Ago

Units Sold*



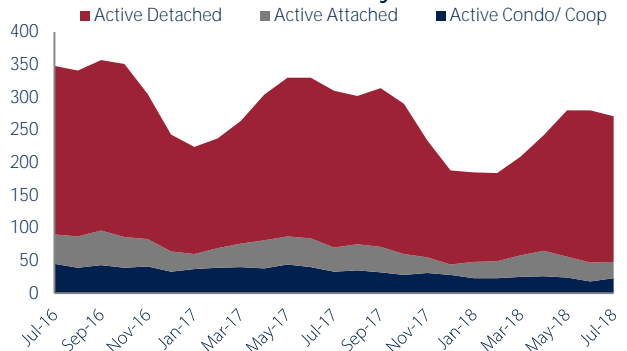
Units Sold

There was a decrease in total units sold in July, with 97 sold this month in Hunt Valley, Phoenix, and Timonium versus 111 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 4% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 13%. The total number of active inventory this July was 271 compared to 310 in July 2017. This month's total of 271 is lower than the previous month's total supply of available inventory of 280, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$386,000. This July, the median sale price was \$396,500, an increase of 3% or \$10,500 compared to last year. The current median sold price is 2% higher 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.

Hunt Valley, Phoenix, and Timonium are defined as properties listed in zip code/s 21030, 21131 and 21093.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





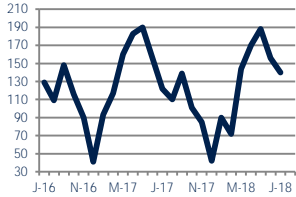
Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

July 2018

Zip Code(s): 21030, 21131 and 21093

New Listings

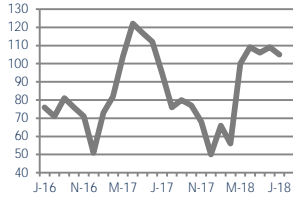
140



Up 15%
Vs. Year Ago

Current Contracts

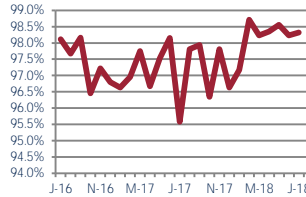
105



Up 11%
Vs. Year Ago

Sold Vs. List Price

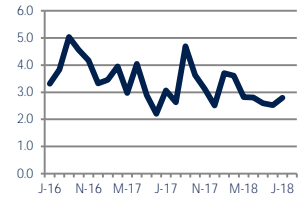
98.3%



Up 2.9%
Vs. Year Ago

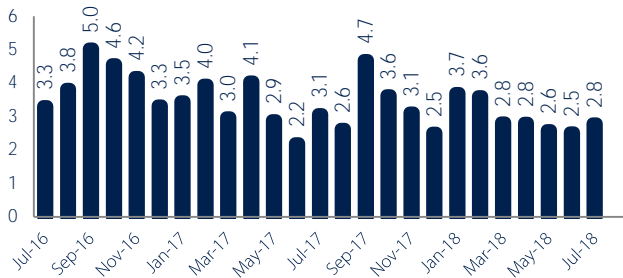
Months of Supply

2.8



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

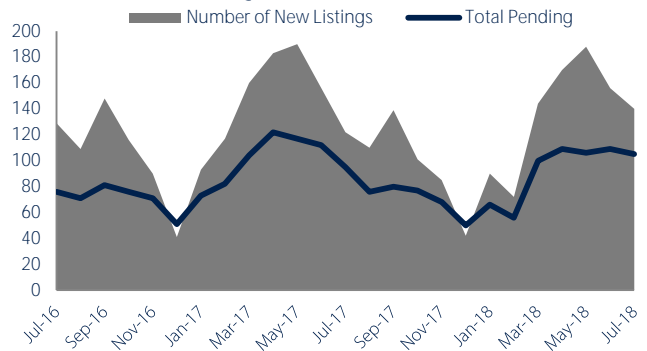
In July, there was 2.8 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 3.1 in July 2017. That is a decrease of 9% versus a year ago.

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.

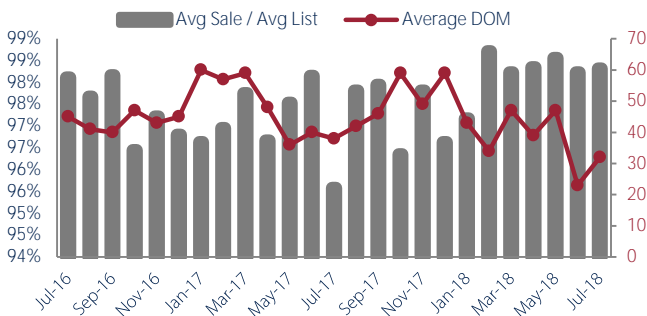
New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 122 in July 2017, an increase of 15%. There were 105 current contracts pending sale this July compared to 95 a year ago. The number of current contracts is 11% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hunt Valley, Phoenix, and Timonium was 98.3% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 38, a decrease of 16%.



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