

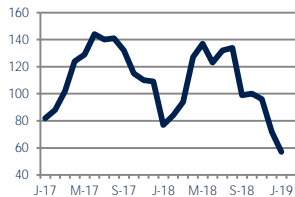
Focus On: Laurel Housing Market

January 2019

Zip Code(s): 20707, 20708, 20723 and 20724

Units Sold

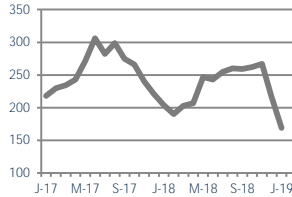
57



Down -26%
Vs. Year Ago

Active Inventory

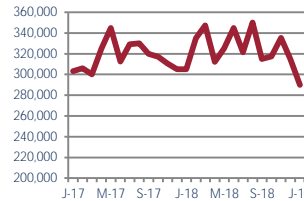
169



Down -17%
Vs. Year Ago

Median Sale Price

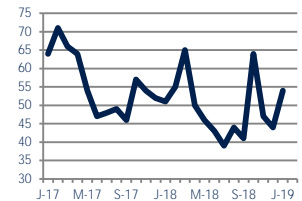
\$289,999



Down -5%
Vs. Year Ago

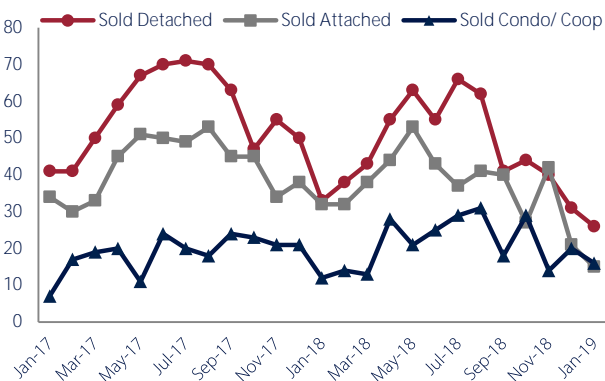
Days On Market

54



Up 6%
Vs. Year Ago

Units Sold*



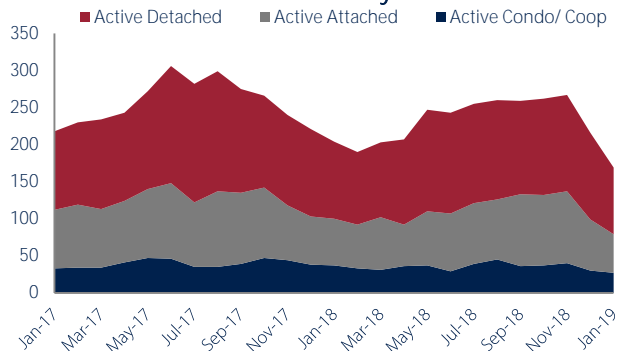
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Laurel versus 72 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 26% versus January 2018.

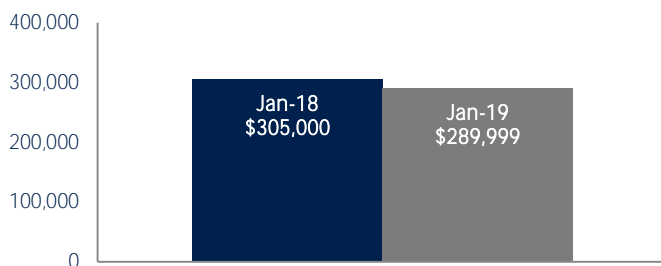
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 17%. The total number of active inventory this January was 169 compared to 204 in January 2018. This month's total of 169 is lower than the previous month's total supply of available inventory of 216, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Laurel Homes was \$305,000. This January, the median sale price was \$289,999, a decrease of 5% or \$15,001 compared to last year. The current median sold price is 8% lower than in December.

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

Laurel are defined as properties listed in zip code/s 20707, 20708, 20723 and 20724.

*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.



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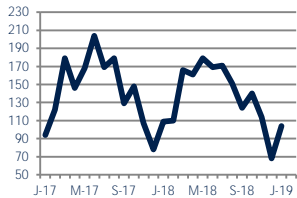
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January 2019

Zip Code(s): 20707, 20708, 20723 and 20724

New Listings

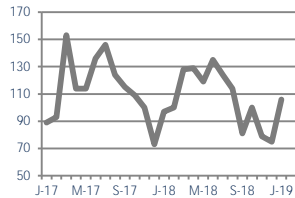
104



Down -5%
Vs. Year Ago

Current Contracts

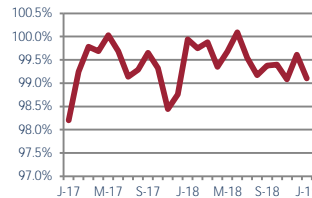
106



Up 9%
Vs. Year Ago

Sold Vs. List Price

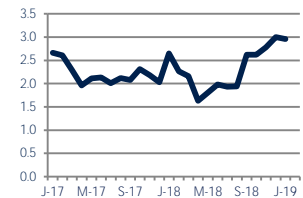
99.1%



Down -0.8%
Vs. Year Ago

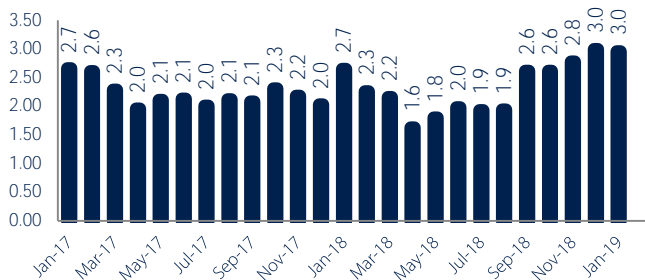
Months of Supply

3.0



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

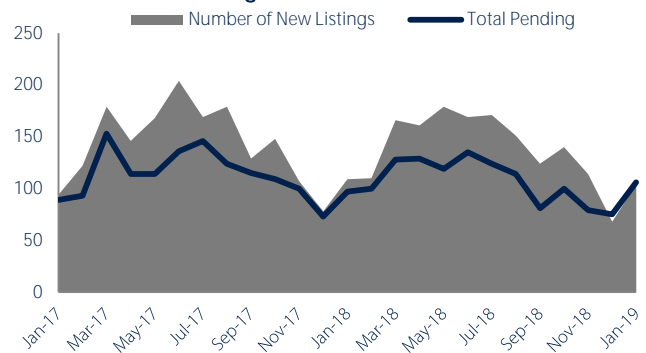
In January, there was 3.0 months of supply available in Laurel, compared to 2.6 in January 2018. That is an increase of 12% versus a year ago.

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.

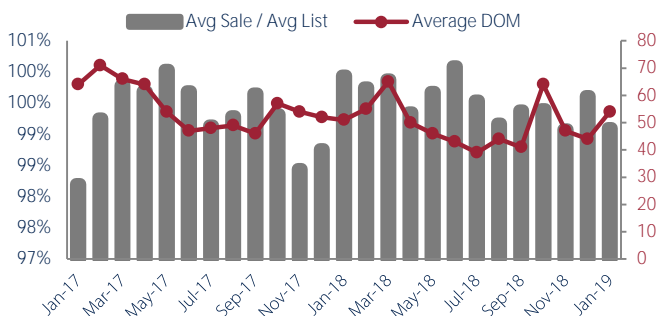
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Laurel compared to 109 in January 2018, a decrease of 5%. There were 106 current contracts pending sale this January compared to 97 a year ago. The number of current contracts is 9% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Laurel was 99.1% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 51, an increase of 6%.



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