

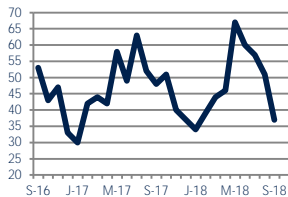
Focus On: Middle River Housing Market

September 2018

Zip Code(s): 21220

Units Sold

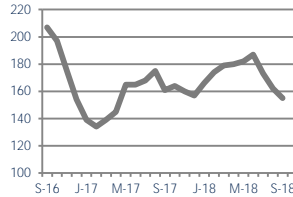
37



Down -23%
Vs. Year Ago

Active Inventory

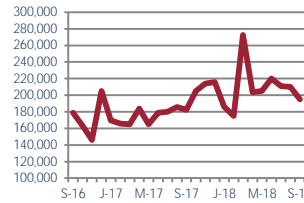
155



Down -4%
Vs. Year Ago

Median Sale Price

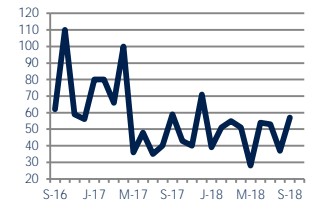
\$195,000



Up 7%
Vs. Year Ago

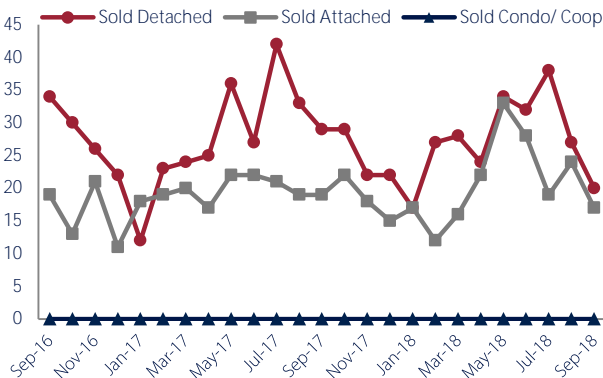
Days On Market

57



Down -3%
Vs. Year Ago

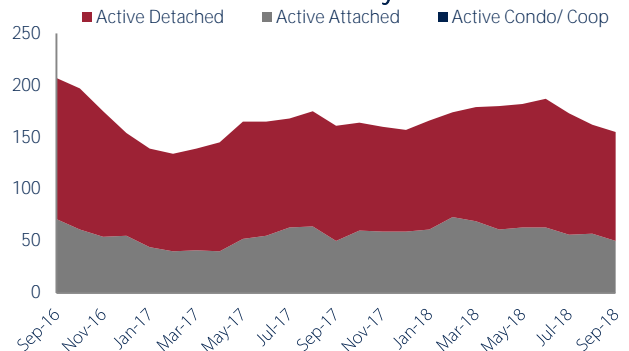
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 37 sold this month in Middle River versus 51 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 23% versus September 2017.

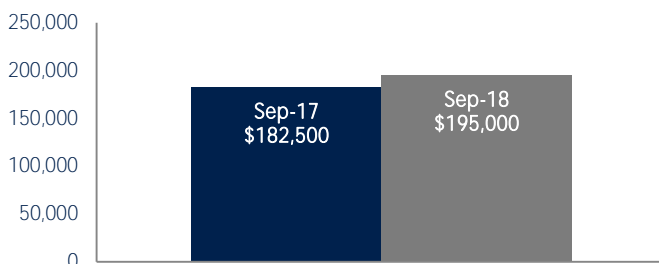
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 4%. The total number of active inventory this September was 155 compared to 161 in September 2017. This month's total of 155 is lower than the previous month's total supply of available inventory of 162, a decrease of 4%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Middle River Homes was \$182,500. This September, the median sale price was \$195,000, an increase of 7% or \$12,500 compared to last year. The current median sold price is 7% lower than in August.

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



Middle River are defined as properties listed in zip code/s 21220.

*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.



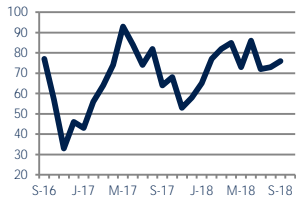
Focus On: Middle River Housing Market

September 2018

Zip Code(s): 21220

New Listings

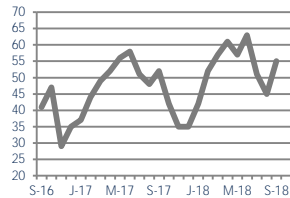
76



Up 19%
Vs. Year Ago

Current Contracts

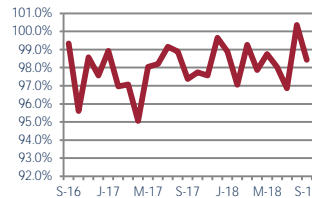
55



Up 6%
Vs. Year Ago

Sold Vs. List Price

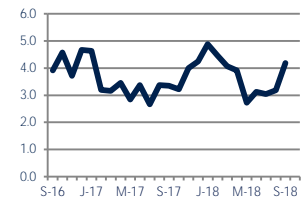
98.4%



Up 1.1%
Vs. Year Ago

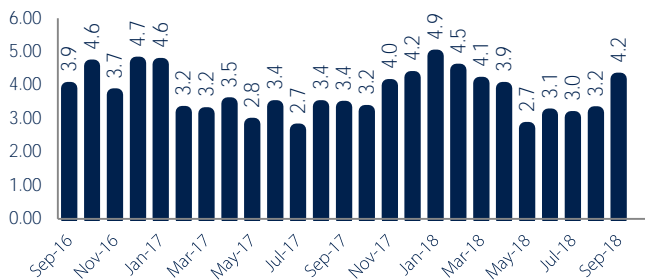
Months of Supply

4.2



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

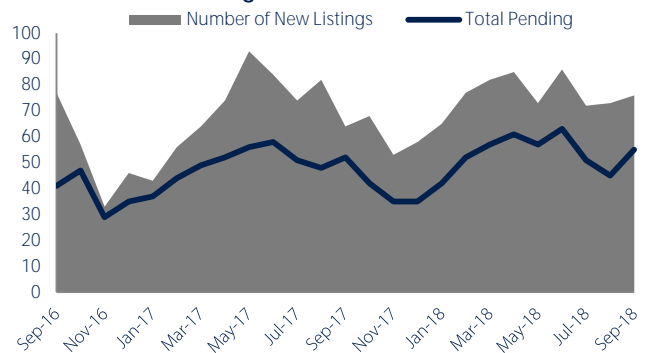
In September, there was 4.2 months of supply available in Middle River, compared to 3.4 in September 2017. That is an increase of 25% versus a year ago.

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.

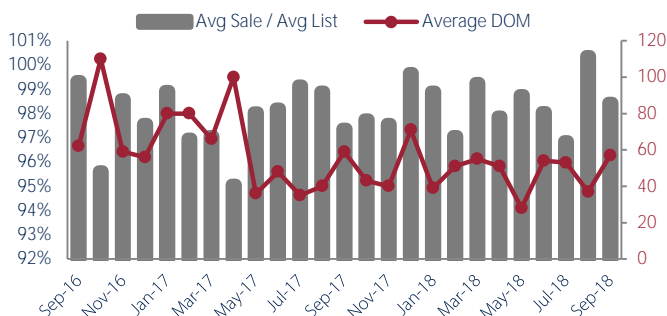
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Middle River compared to 64 in September 2017, an increase of 19%. There were 55 current contracts pending sale this September compared to 52 a year ago. The number of current contracts is 6% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Middle River was 98.4% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 59, a decrease of 3%.



Middle River are defined as properties listed in zip code/s 21220.

*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.

