



The Long & Foster Market Minute™

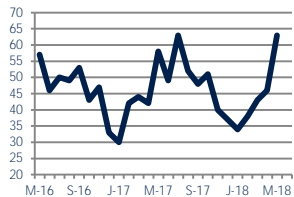
Focus On: Middle River Housing Market

May 2018

Zip Code(s): 21220

Units Sold

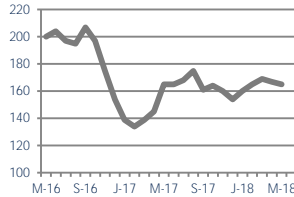
63



Up 9%
Vs. Year Ago

Active Inventory

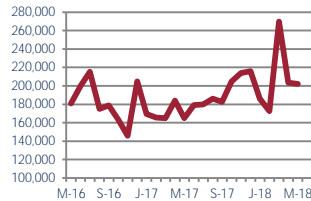
165



No Change
Vs. Year Ago

Median Sale Price

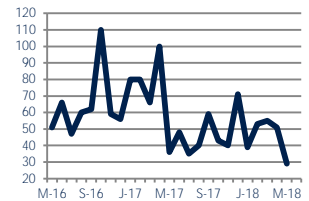
\$202,000



Up 22%
Vs. Year Ago

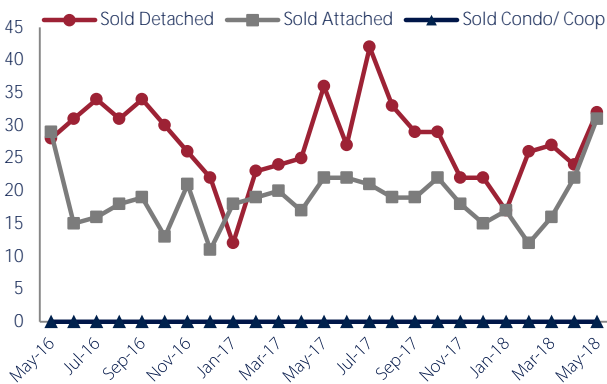
Days On Market

29



Down -19%
Vs. Year Ago

Units Sold*



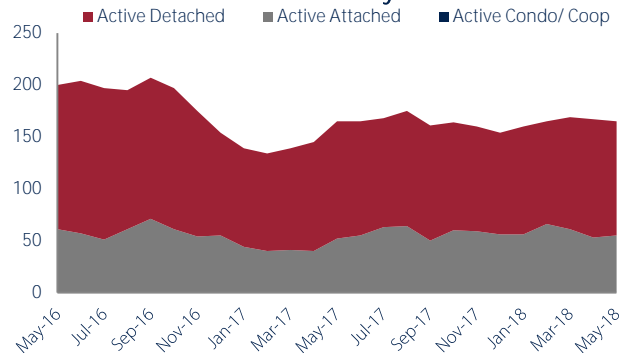
Units Sold

There was an increase in total units sold in May, with 63 sold this month in Middle River. This month's total units sold was higher than at this time last year.

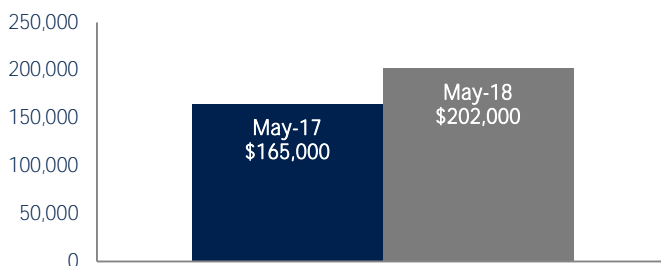
Active Inventory

The total number of homes available this month is 165 units, which is similar compared to a year ago. This month's total of 165 is lower than the previous month's total supply of available inventory of 167, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Middle River Homes was \$165,000. This May, the median sale price was \$202,000, an increase of 22% or \$37,000 compared to last year. The current median sold price is 1% lower 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.



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.





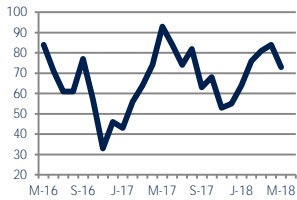
Focus On: Middle River Housing Market

May 2018

Zip Code(s): 21220

New Listings

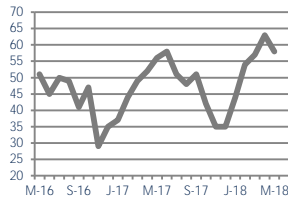
73



Down -22%
Vs. Year Ago

Current Contracts

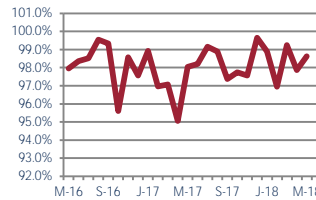
58



Up 4%
Vs. Year Ago

Sold Vs. List Price

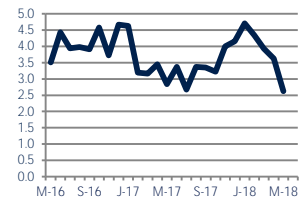
98.6%



Up 0.6%
Vs. Year Ago

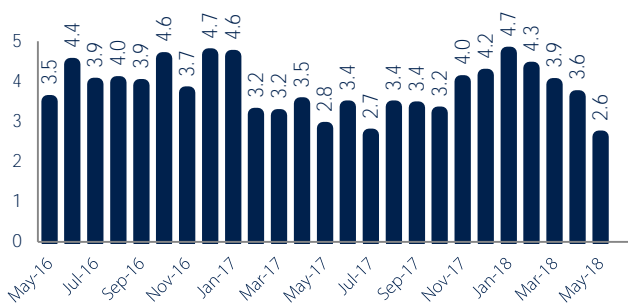
Months of Supply

2.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

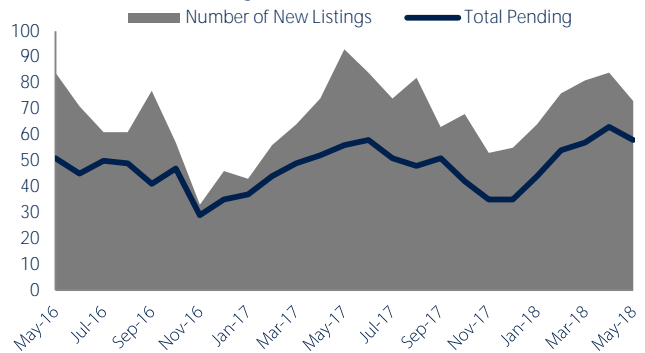
In May, there was 2.6 months of supply available in Middle River, compared to 2.8 in May 2017. That is a decrease of 8% versus a year ago.

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.

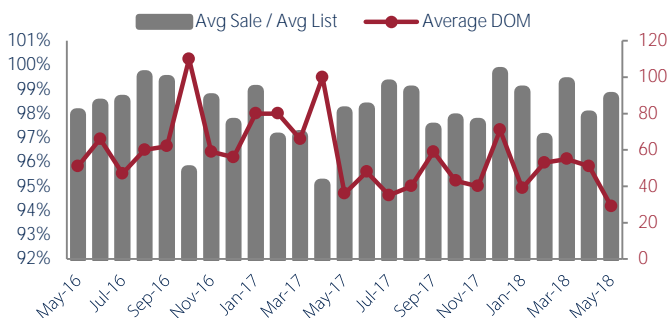
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Middle River compared to 93 in May 2017, a decrease of 22%. There were 58 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 4% higher 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 Middle River was 98.6% 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 29, lower than the average last year, which was 36, a decrease of 19%.



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