

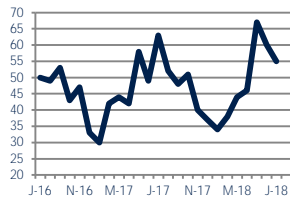
Focus On: Middle River Housing Market

July 2018

Zip Code(s): 21220

Units Sold

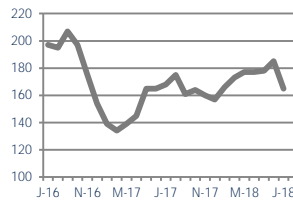
55



Down -13%
Vs. Year Ago

Active Inventory

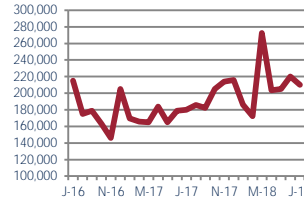
165



Down -2%
Vs. Year Ago

Median Sale Price

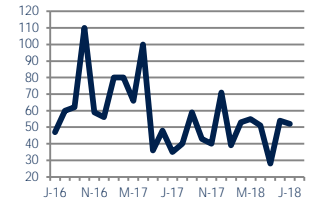
\$210,000



Up 17%
Vs. Year Ago

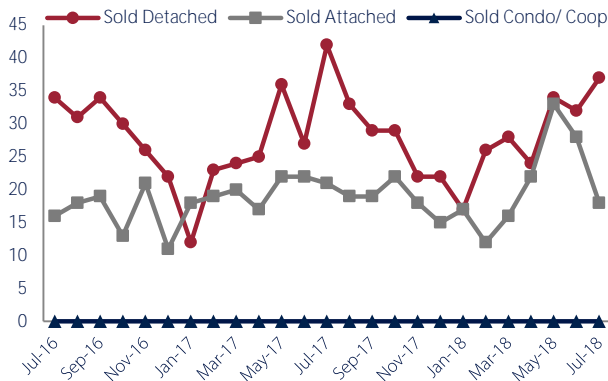
Days On Market

52



Up 49%
Vs. Year Ago

Units Sold*



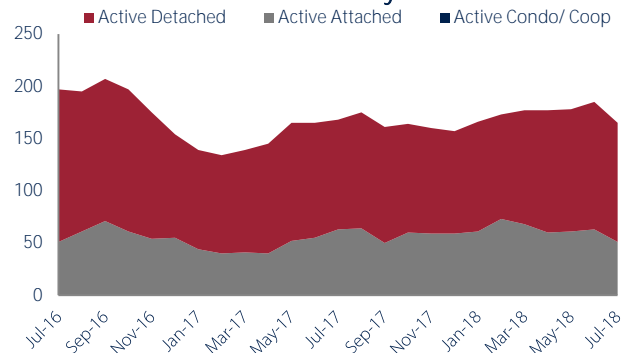
Units Sold

There was a decrease in total units sold in July, with 55 sold this month in Middle River versus 60 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 13% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this July was 165 compared to 168 in July 2017. This month's total of 165 is lower than the previous month's total supply of available inventory of 185, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Middle River Homes was \$180,000. This July, the median sale price was \$210,000, an increase of 17% or \$30,000 compared to last year. The current median sold price is 5% lower 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.

*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.



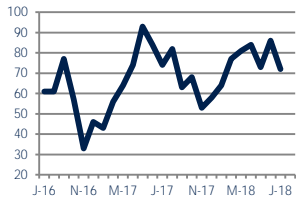
Focus On: Middle River Housing Market

July 2018

Zip Code(s): 21220

New Listings

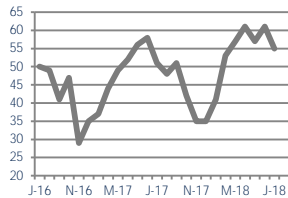
72



Down -3%
Vs. Year Ago

Current Contracts

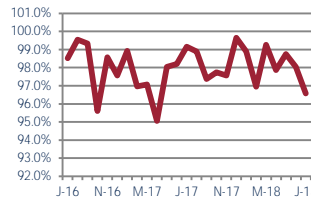
55



Up 8%
Vs. Year Ago

Sold Vs. List Price

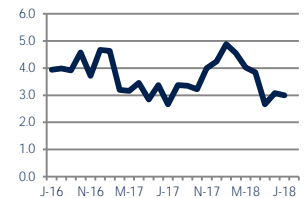
96.6%



Down -2.6%
Vs. Year Ago

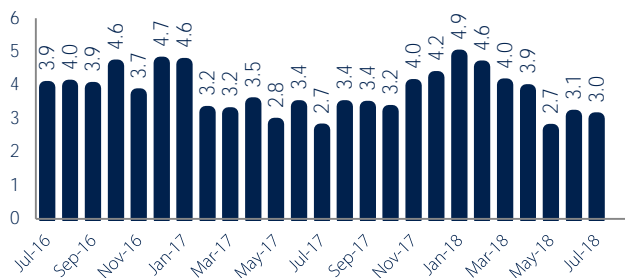
Months of Supply

3.0



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

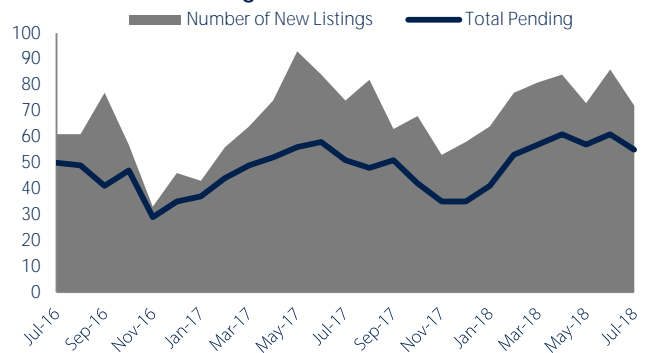
In July, there was 3.0 months of supply available in Middle River, compared to 2.7 in July 2017. That is an increase of 13% versus a year ago.

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.

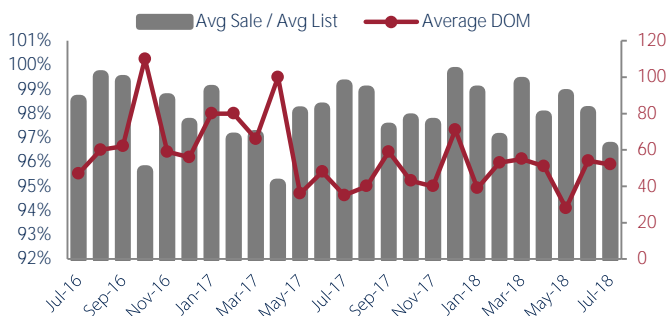
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Middle River compared to 74 in July 2017, a decrease of 3%. There were 55 current contracts pending sale this July compared to 51 a year ago. The number of current contracts is 8% 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 Middle River was 96.6% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 35, an increase of 49%.



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