



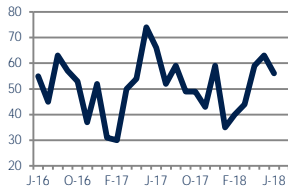
The Long & Foster Market Minute™

Focus On: Middletown, Myersville, and Knoxville Housing Market

June 2018

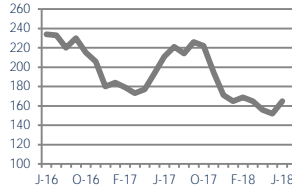
Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

Units Sold
56



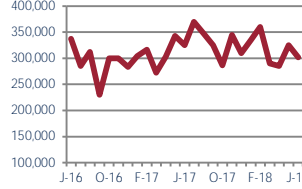
Down -15%
Vs. Year Ago

Active Inventory
165



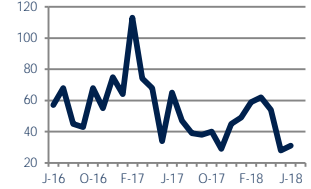
Down -22%
Vs. Year Ago

Median Sale Price
\$302,000



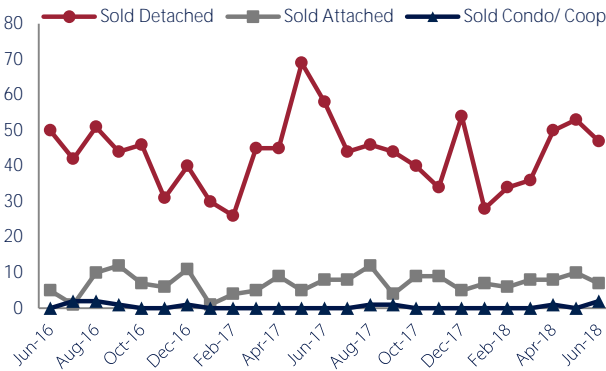
Down -7%
Vs. Year Ago

Days On Market
31



Down -52%
Vs. Year Ago

Units Sold*



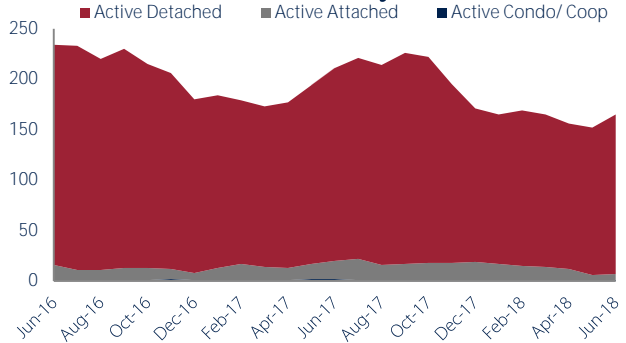
Units Sold

There was a decrease in total units sold in June, with 56 sold this month in Middletown, Myersville, and Knoxville versus 63 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 15% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 22%. The total number of active inventory this June was 165 compared to 211 in June 2017. This month's total of 165 is higher than the previous month's total supply of available inventory of 152, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Middletown, Myersville, and Knoxville Homes was \$325,000. This June, the median sale price was \$302,000, a decrease of 7% or \$23,000 compared to last year. The current median sold price is 7% lower than in May.

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



Middletown, Myersville, and Knoxville are defined as properties listed in zip code/s 21769, 21773, 21758, 21716, 21755, 21777 and 21718.

*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



The Long & Foster Market Minute™

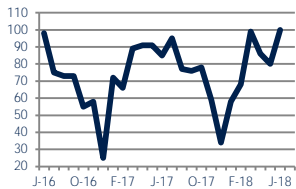
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June 2018

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

New Listings

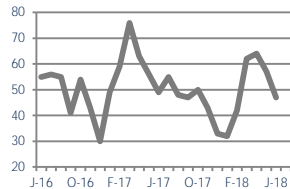
100



Up 18%
Vs. Year Ago

Current Contracts

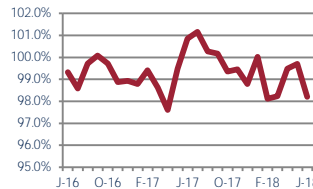
47



Down -4%
Vs. Year Ago

Sold Vs. List Price

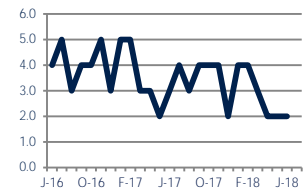
98.2%



Down -2.6%
Vs. Year Ago

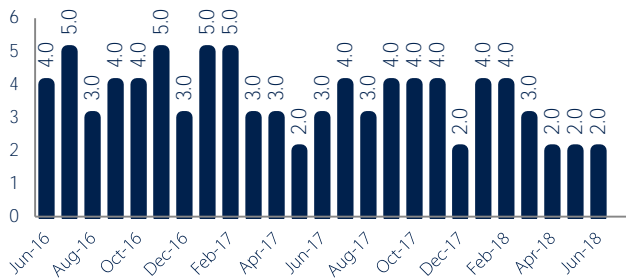
Months of Supply

2.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

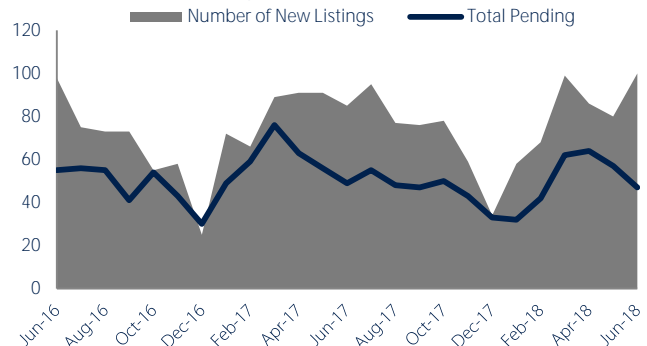
In June, there was 2.9 months of supply available in Middletown, Myersville, and Knoxville, compared to 3.2 in June 2017. That is a decrease of 8% versus a year ago.

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.

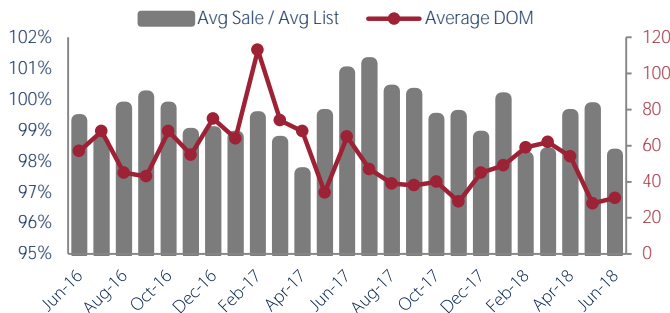
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 85 in June 2017, an increase of 18%. There were 47 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Middletown, Myersville, and Knoxville was 98.2% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 65, a decrease of 52%.



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