



The Long & Foster Market Minute™

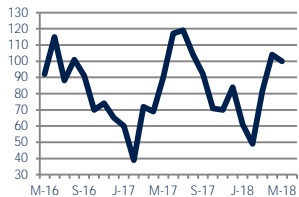
Focus On: Mount Airy, New Market, and Ijamsville Housing Market

May 2018

Zip Code(s): 21771, 21774, 21754 and 21770

Units Sold

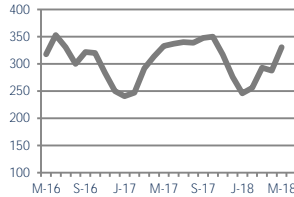
100



Up 11%
Vs. Year Ago

Active Inventory

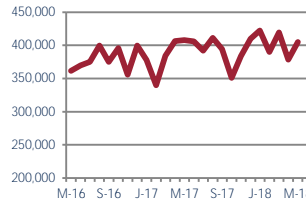
331



Down -1%
Vs. Year Ago

Median Sale Price

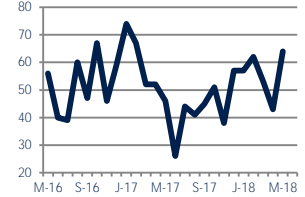
\$405,000



Down -1%
Vs. Year Ago

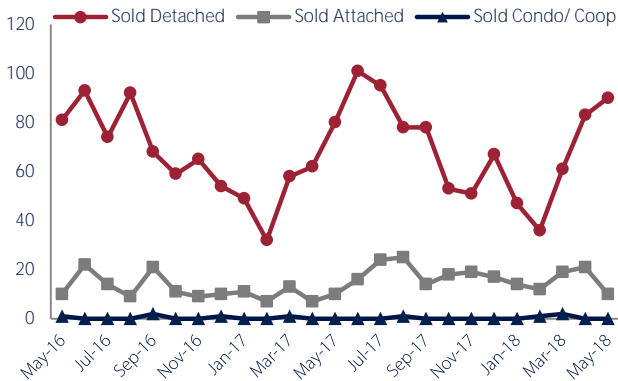
Days On Market

64



Up 39%
Vs. Year Ago

Units Sold*



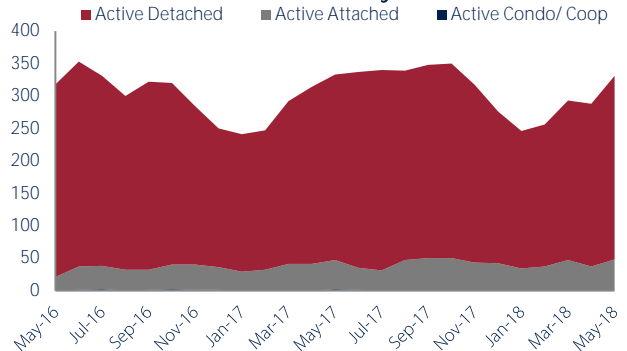
Units Sold

There was a decrease in total units sold in May, with 100 sold this month in Mount Airy, New Market, and Ijamsville versus 104 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 11% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this May was 331 compared to 333 in May 2017. This month's total of 331 is higher than the previous month's total supply of available inventory of 288, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$408,000. This May, the median sale price was \$405,000, a decrease of 1% or \$3,000 compared to last year. The current median sold price is 7% higher 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.

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

*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.



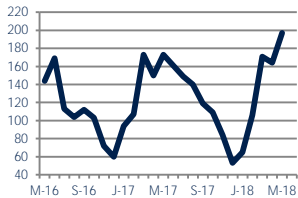
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21771, 21774, 21754 and 21770

New Listings

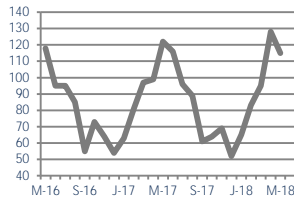
197



Up 14%
Vs. Year Ago

Current Contracts

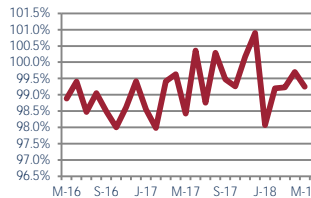
115



Down -6%
Vs. Year Ago

Sold Vs. List Price

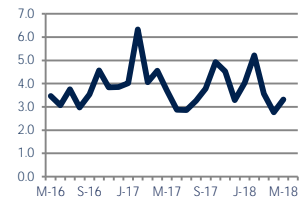
99.3%



Up 0.8%
Vs. Year Ago

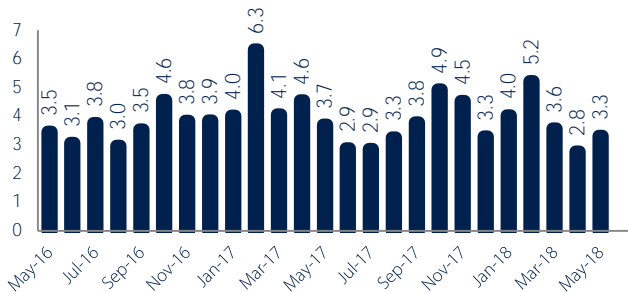
Months of Supply

3.3



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

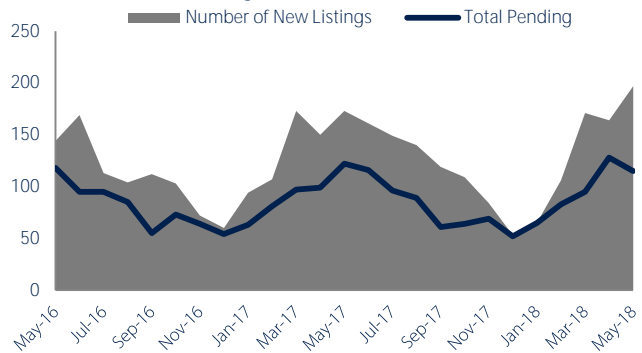
In May, there was 3.3 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 3.7 in May 2017. That is a decrease of 11% versus a year ago.

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.

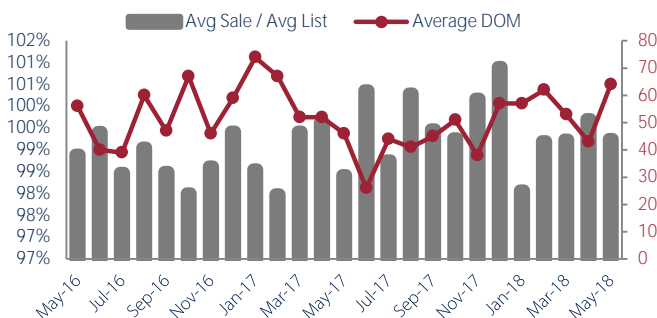
New Listings & Current Contracts

This month there were 197 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 173 in May 2017, an increase of 14%. There were 115 current contracts pending sale this May compared to 122 a year ago. The number of current contracts is 6% lower 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 Mount Airy, New Market, and Ijamsville was 99.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 46, an increase of 39%.



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