



The Long & Foster Market Minute™

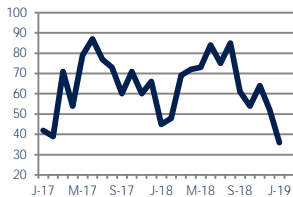
Focus On: Nottingham and Perry Hall Housing Market

January 2019

Zip Code(s): 21236 and 21128

Units Sold

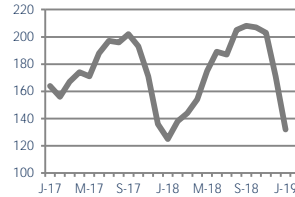
36



Down -20%
Vs. Year Ago

Active Inventory

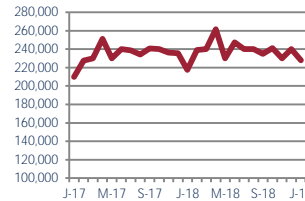
132



Up 6%
Vs. Year Ago

Median Sale Price

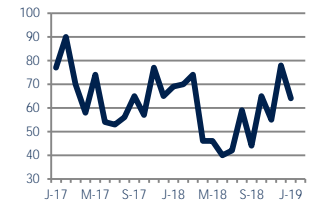
\$228,000



Up 5%
Vs. Year Ago

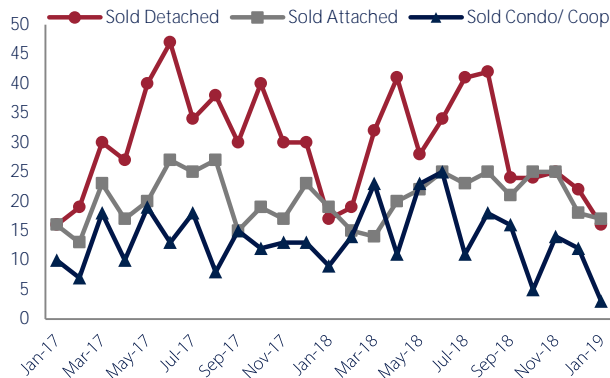
Days On Market

64



Down -7%
Vs. Year Ago

Units Sold*



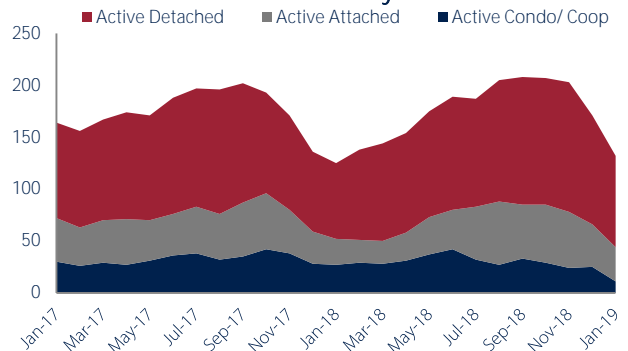
Units Sold

There was a decrease in total units sold in January, with 36 sold this month in Nottingham and Perry Hall versus 52 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 20% versus January 2018.

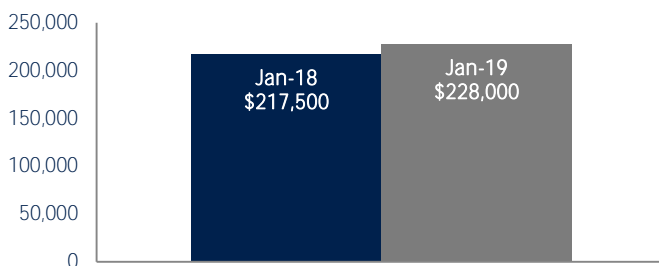
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 6%. The total number of active inventory this January was 132 compared to 125 in January 2018. This month's total of 132 is lower than the previous month's total supply of available inventory of 171, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Nottingham and Perry Hall Homes was \$217,500. This January, the median sale price was \$228,000, an increase of 5% or \$10,500 compared to last year. The current median sold price is 5% lower than in December.

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

Nottingham and Perry Hall are defined as properties listed in zip code/s 21236 and 21128.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE





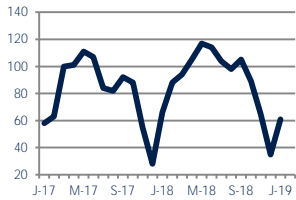
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January 2019

Zip Code(s): 21236 and 21128

New Listings

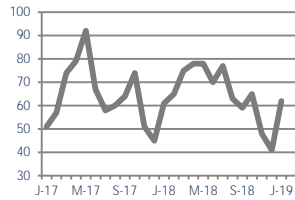
61



Down -8%
Vs. Year Ago

Current Contracts

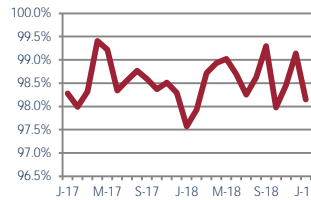
62



Up 2%
Vs. Year Ago

Sold Vs. List Price

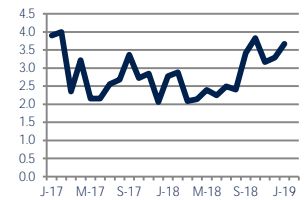
98.2%



Up 0.6%
Vs. Year Ago

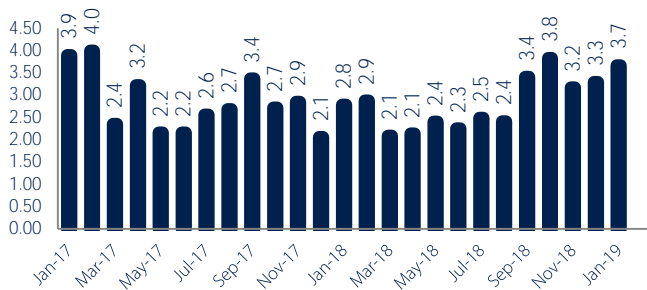
Months of Supply

3.7



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

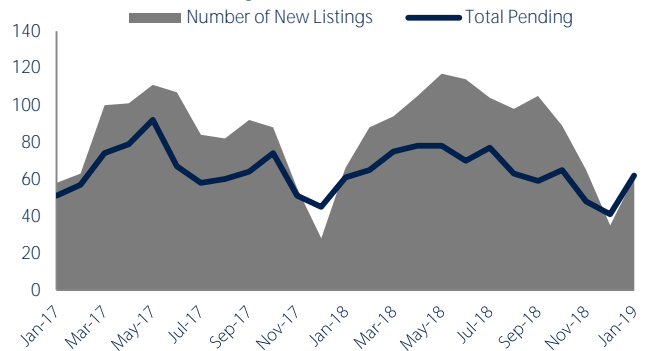
In January, there was 3.7 months of supply available in Nottingham and Perry Hall, compared to 2.8 in January 2018. That is an increase of 32% versus a year ago.

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.

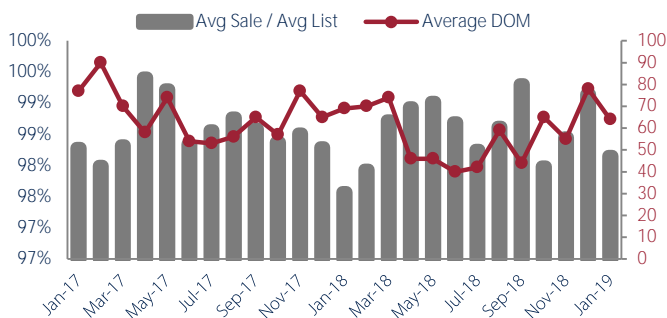
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Nottingham and Perry Hall compared to 66 in January 2018, a decrease of 8%. There were 62 current contracts pending sale this January compared to 61 a year ago. The number of current contracts is 2% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Nottingham and Perry Hall was 98.2% 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 64, lower than the average last year, which was 69, a decrease of 7%.



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