



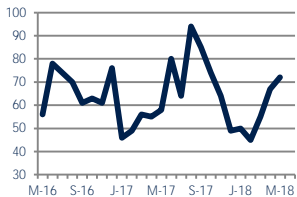
## Focus On: Owings Mills Housing Market

May 2018

Zip Code(s): 21117

### Units Sold

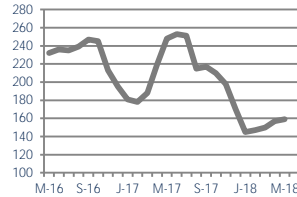
72



Up 24%  
Vs. Year Ago

### Active Inventory

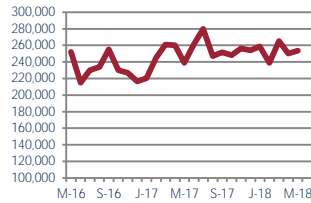
159



Down -36%  
Vs. Year Ago

### Median Sale Price

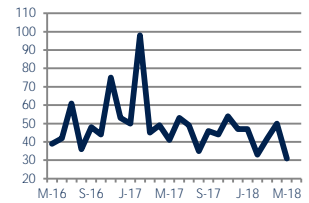
\$253,500



Up 6%  
Vs. Year Ago

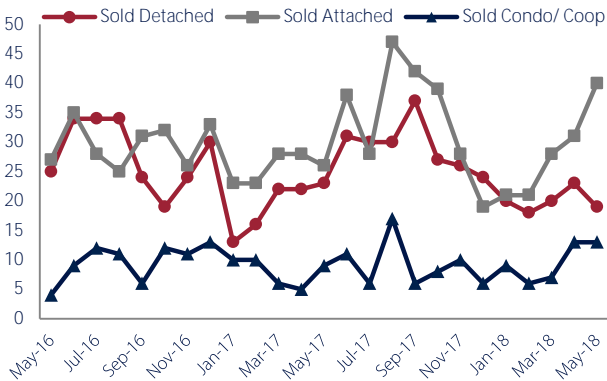
### Days On Market

31



Down -24%  
Vs. Year Ago

### Units Sold\*



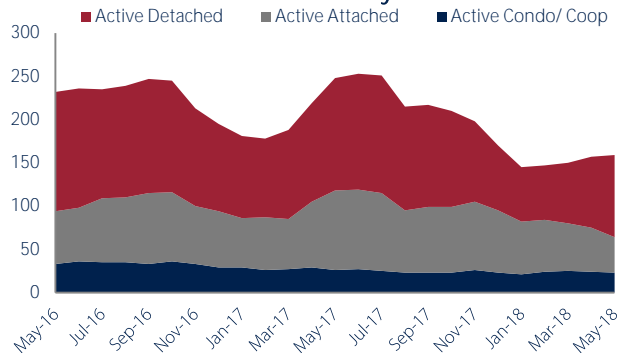
### Units Sold

There was an increase in total units sold in May, with 72 sold this month in Owings Mills versus 67 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 24% versus May 2017.

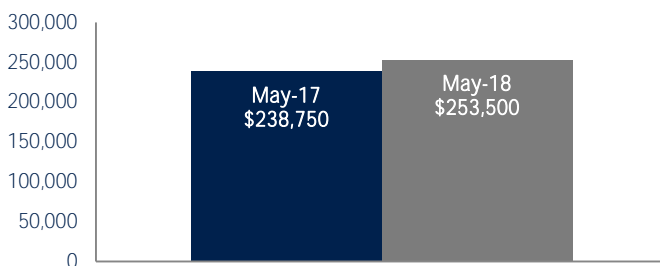
### Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 36%. The total number of active inventory this May was 159 compared to 248 in May 2017. This month's total of 159 is higher than the previous month's total supply of available inventory of 157, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Owings Mills Homes was \$238,750. This May, the median sale price was \$253,500, an increase of 6% or \$14,750 compared to last year. The current median sold price is 1% 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.

Owings Mills are defined as properties listed in zip code/s 21117.

\*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.



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INTERNATIONAL REAL ESTATE



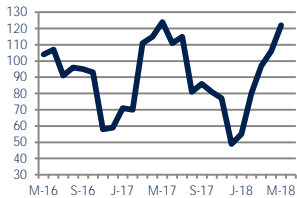
# Focus On: Owings Mills Housing Market

May 2018

Zip Code(s): 21117

## New Listings

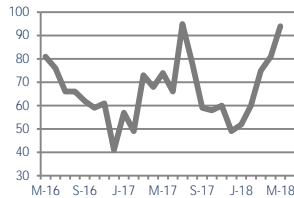
122



Down -2%  
Vs. Year Ago

## Current Contracts

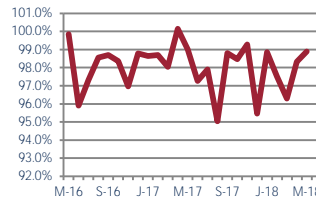
94



Up 27%  
Vs. Year Ago

## Sold Vs. List Price

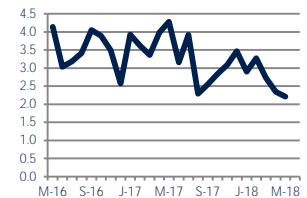
98.9%



No Change  
Vs. Year Ago

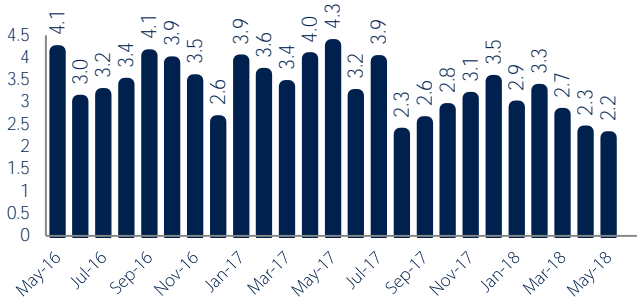
## Months of Supply

2.2



Down -48%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

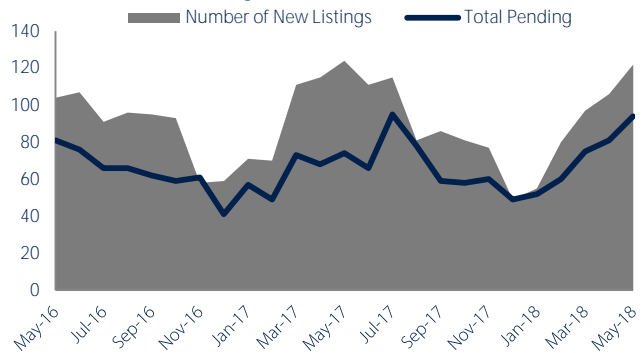
In May, there was 2.2 months of supply available in Owings Mills, compared to 4.3 in May 2017. That is a decrease of 48% versus a year ago.

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.

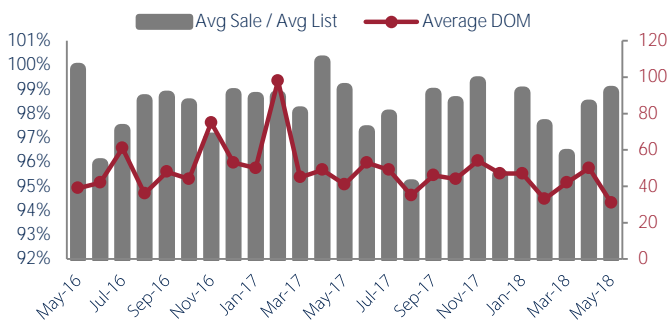
## New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Owings Mills compared to 124 in May 2017, a decrease of 2%. There were 94 current contracts pending sale this May compared to 74 a year ago. The number of current contracts is 27% 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 Owings Mills was 98.9% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 41, a decrease of 24%.



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