

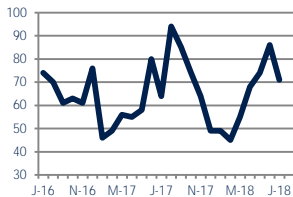
**Focus On:** Owings Mills Housing Market

July 2018

Zip Code(s): 21117

**Units Sold**

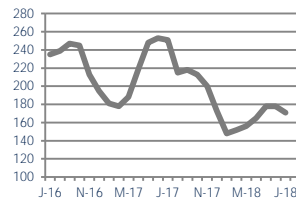
71



**Up 11%**  
Vs. Year Ago

**Active Inventory**

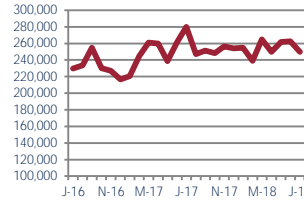
171



**Down -32%**  
Vs. Year Ago

**Median Sale Price**

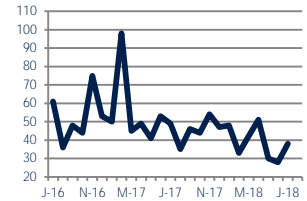
\$250,000



**Down -11%**  
Vs. Year Ago

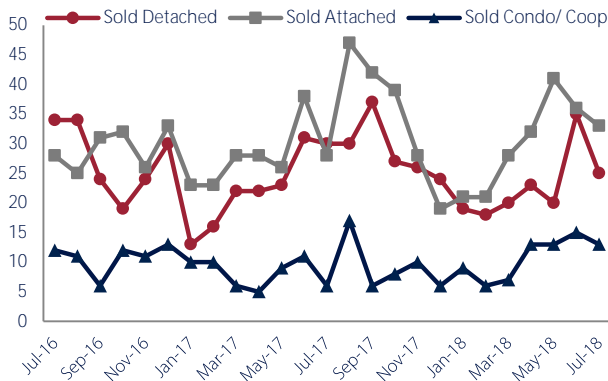
**Days On Market**

38



**Down -22%**  
Vs. Year Ago

**Units Sold\***



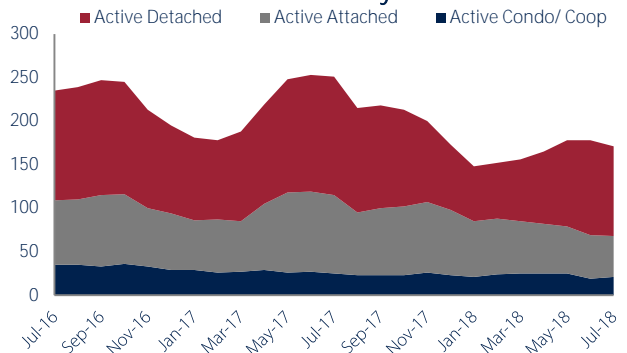
**Units Sold**

There was a decrease in total units sold in July, with 71 sold this month in Owings Mills versus 86 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2017.

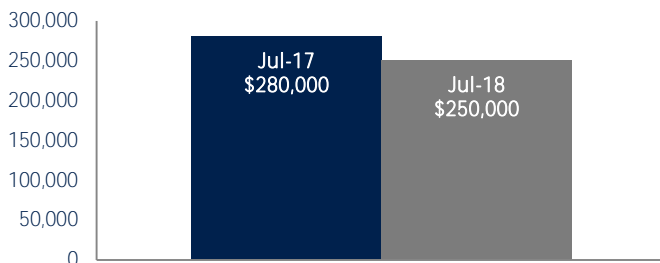
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 80 units or 32%. The total number of active inventory this July was 171 compared to 251 in July 2017. This month's total of 171 is lower than the previous month's total supply of available inventory of 178, a decrease of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Owings Mills Homes was \$280,000. This July, the median sale price was \$250,000, a decrease of 11% 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.

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.



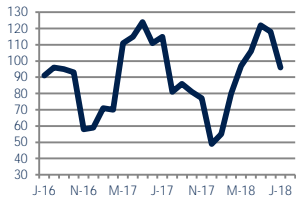
## Focus On: Owings Mills Housing Market

July 2018

Zip Code(s): 21117

### New Listings

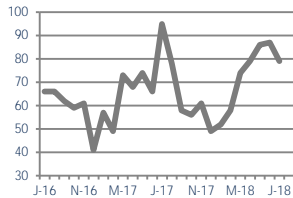
96



Down -17%  
Vs. Year Ago

### Current Contracts

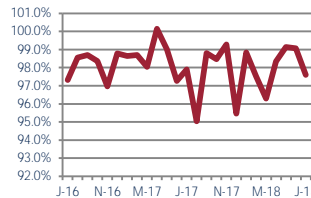
79



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

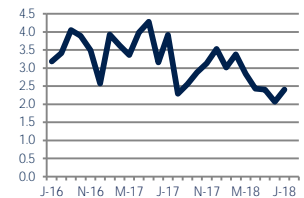
97.6%



No Change  
Vs. Year Ago

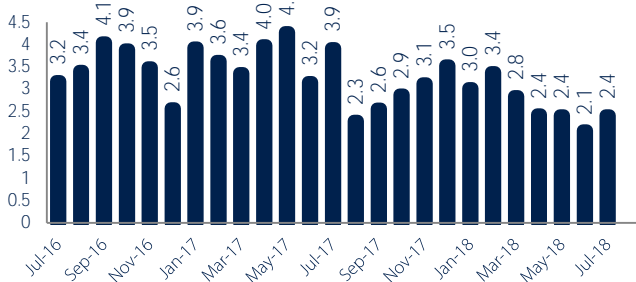
### Months of Supply

2.4



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

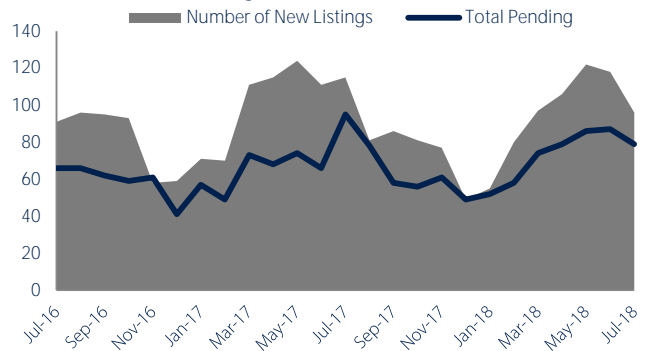
In July, there was 2.4 months of supply available in Owings Mills, compared to 3.9 in July 2017. That is a decrease of 39% versus a year ago.

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.

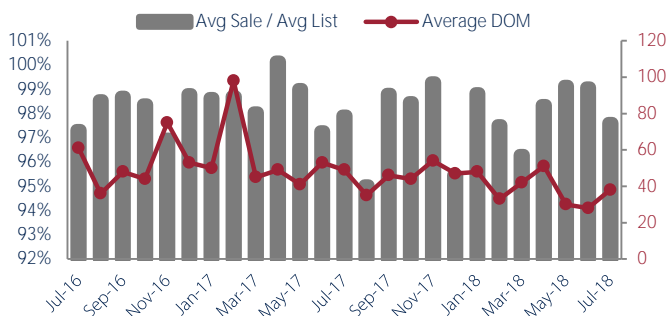
### New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Owings Mills compared to 115 in July 2017, a decrease of 17%. There were 79 current contracts pending sale this July compared to 95 a year ago. The number of current contracts is 17% lower 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 Owings Mills was 97.6% 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 38, lower than the average last year, which was 49, a decrease of 22%.



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