

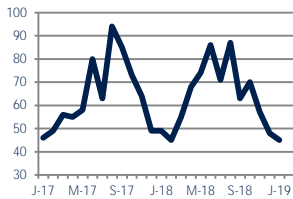
Focus On: Owings Mills Housing Market

January 2019

Zip Code(s): 21117

Units Sold

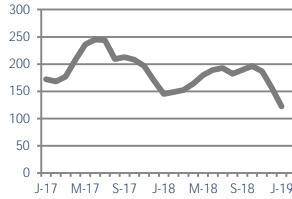
45



Down -8%
Vs. Year Ago

Active Inventory

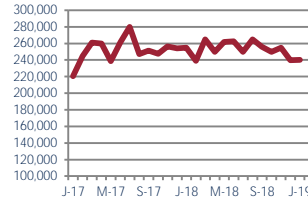
122



Down -16%
Vs. Year Ago

Median Sale Price

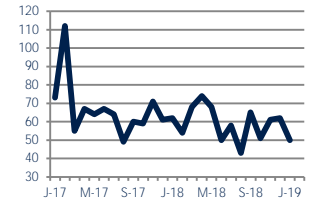
\$240,000



Down -6%
Vs. Year Ago

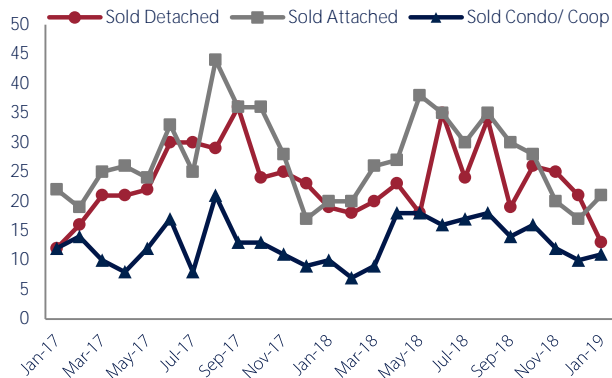
Days On Market

50



Down -19%
Vs. Year Ago

Units Sold*



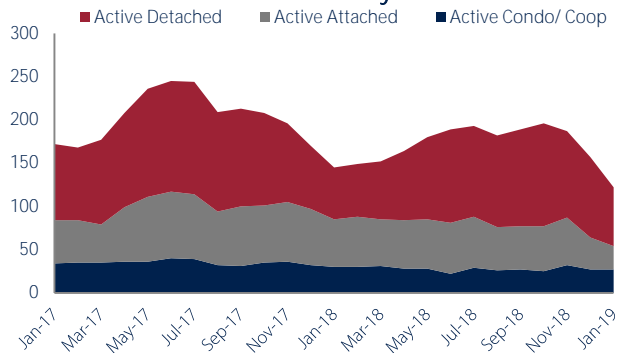
Units Sold

There was a decrease in total units sold in January, with 45 sold this month in Owings Mills versus 48 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 8% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 16%. The total number of active inventory this January was 122 compared to 145 in January 2018. This month's total of 122 is lower than the previous month's total supply of available inventory of 157, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Owings Mills Homes was \$255,000. This January, the median sale price was \$240,000, a decrease of 6% or \$15,000 compared to last year. The current median sold price is approximately the same as the median price in December.

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 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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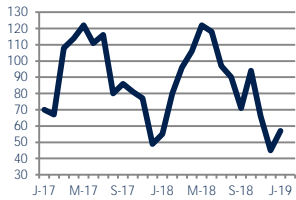
Focus On: Owings Mills Housing Market

January 2019

Zip Code(s): 21117

New Listings

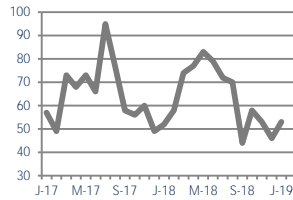
57



Up 4%
Vs. Year Ago

Current Contracts

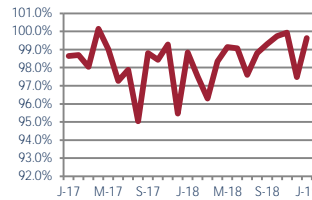
53



Up 2%
Vs. Year Ago

Sold Vs. List Price

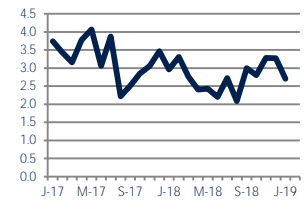
99.6%



Up 0.8%
Vs. Year Ago

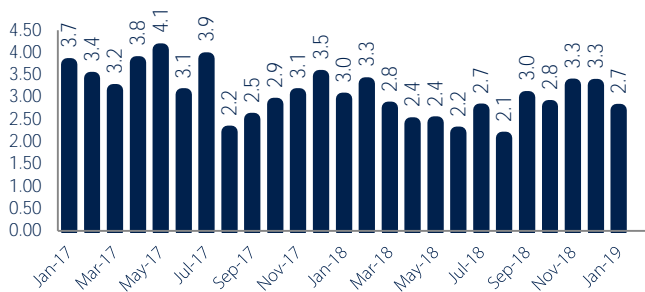
Months of Supply

2.7



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

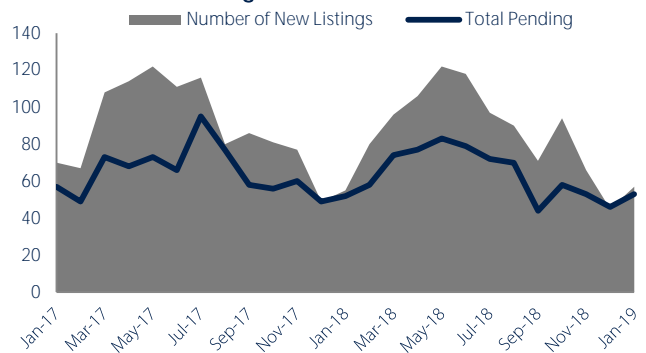
In January, there was 2.7 months of supply available in Owings Mills, compared to 3.0 in January 2018. That is a decrease of 8% versus a year ago.

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.

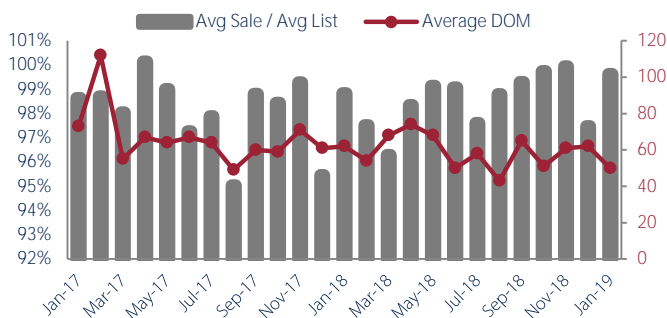
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Owings Mills compared to 55 in January 2018, an increase of 4%. There were 53 current contracts pending sale this January compared to 52 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 Owings Mills was 99.6% 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 50, lower than the average last year, which was 62, a decrease of 19%.



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