

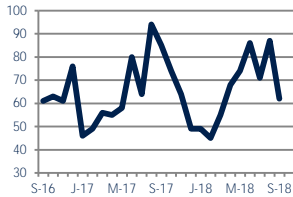
Focus On: Owings Mills Housing Market

September 2018

Zip Code(s): 21117

Units Sold

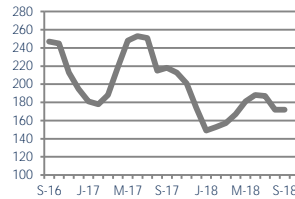
62



Down -27%
Vs. Year Ago

Active Inventory

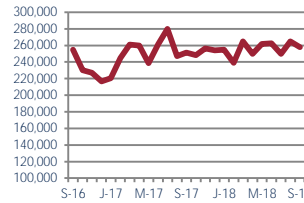
172



Down -21%
Vs. Year Ago

Median Sale Price

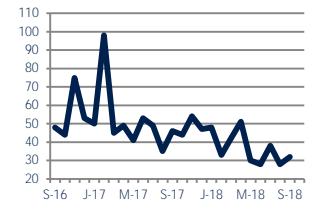
\$258,000



Up 3%
Vs. Year Ago

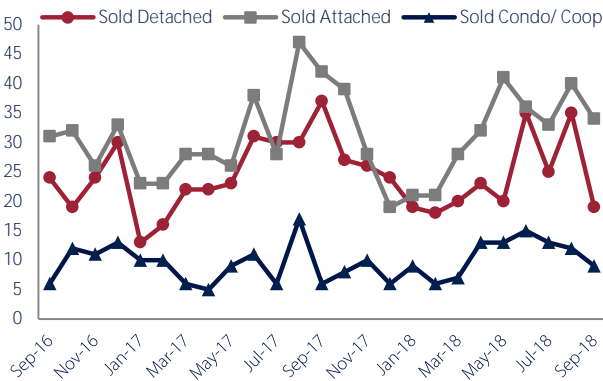
Days On Market

32



Down -30%
Vs. Year Ago

Units Sold*



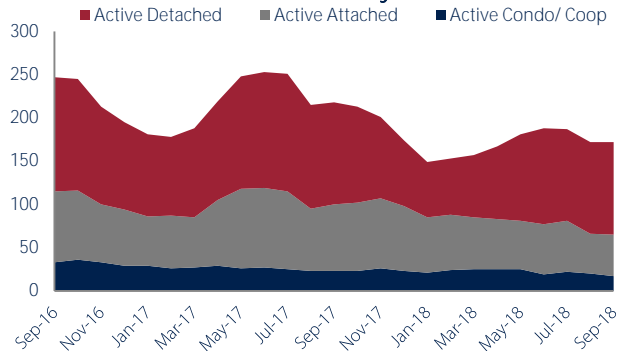
Units Sold

There was a decrease in total units sold in September, with 62 sold this month in Owings Mills versus 87 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 27% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 21%. The total number of active inventory this September was 172 compared to 218 in September 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Owings Mills Homes was \$251,500. This September, the median sale price was \$258,000, an increase of 3% or \$6,500 compared to last year. The current median sold price is 3% lower than in August.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



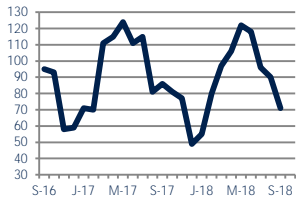
Focus On: Owings Mills Housing Market

September 2018

Zip Code(s): 21117

New Listings

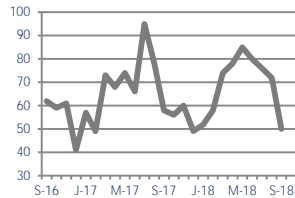
71



Down -17%
Vs. Year Ago

Current Contracts

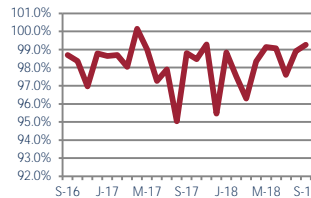
50



Down -14%
Vs. Year Ago

Sold Vs. List Price

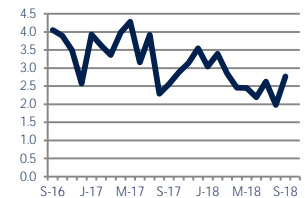
99.3%



No Change
Vs. Year Ago

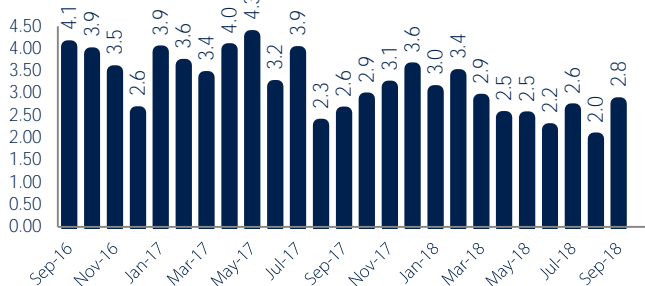
Months of Supply

2.8



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

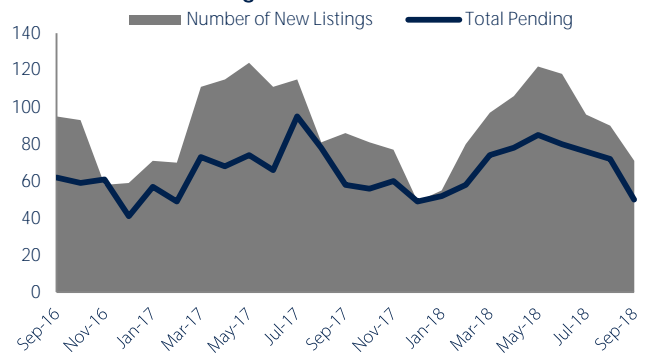
In September, there was 2.8 months of supply available in Owings Mills, compared to 2.6 in September 2017. That is an increase of 8% versus a year ago.

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.

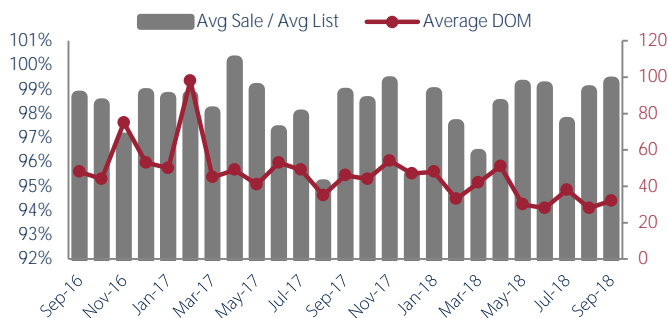
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Owings Mills compared to 86 in September 2017, a decrease of 17%. There were 50 current contracts pending sale this September compared to 58 a year ago. The number of current contracts is 14% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Owings Mills was 99.3% 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 32, lower than the average last year, which was 46, a decrease of 30%.



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