



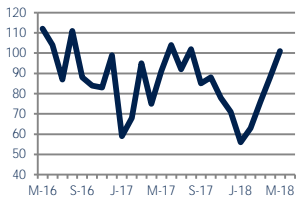
Focus On: Parkville Housing Market

May 2018

Zip Code(s): 21234

Units Sold

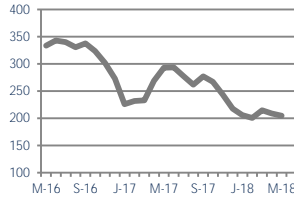
101



Up 11%  
Vs. Year Ago

Active Inventory

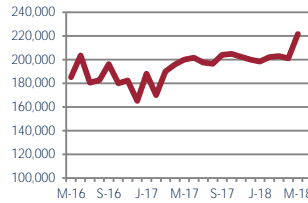
205



Down -30%  
Vs. Year Ago

Median Sale Price

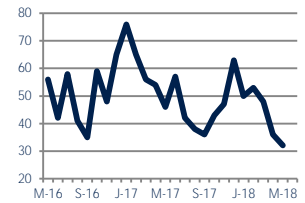
\$221,500



Up 11%  
Vs. Year Ago

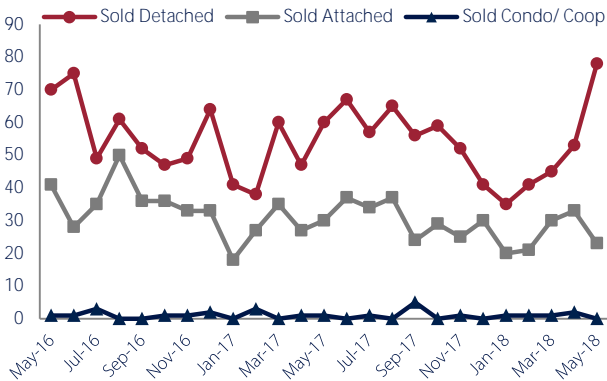
Days On Market

32



Down -30%  
Vs. Year Ago

Units Sold\*



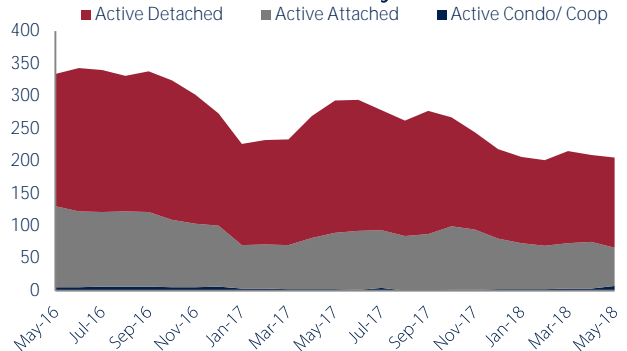
Units Sold

There was an increase in total units sold in May, with 101 sold this month in Parkville versus 88 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 11% versus May 2017.

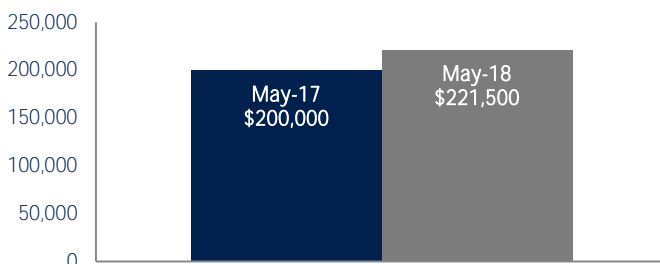
Active Inventory

Versus last year, the total number of homes available this month is lower by 88 units or 30%. The total number of active inventory this May was 205 compared to 293 in May 2017. This month's total of 205 is lower than the previous month's total supply of available inventory of 209, a decrease of 2%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for Parkville Homes was \$200,000. This May, the median sale price was \$221,500, an increase of 11% or \$21,500 compared to last year. The current median sold price is 10% 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.



Parkville are defined as properties listed in zip code/s 21234.

\*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.

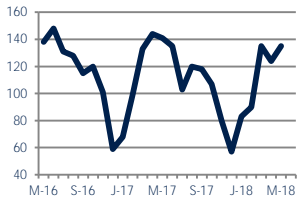
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 21234

**New Listings**

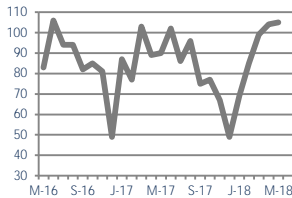
135



Down -4%  
Vs. Year Ago

**Current Contracts**

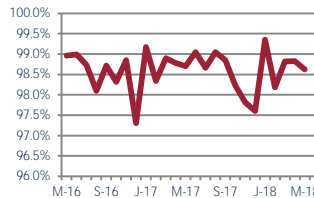
105



Up 17%  
Vs. Year Ago

**Sold Vs. List Price**

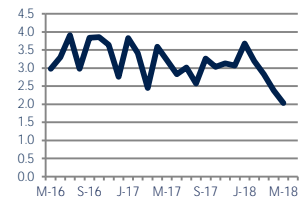
98.6%



No Change  
Vs. Year Ago

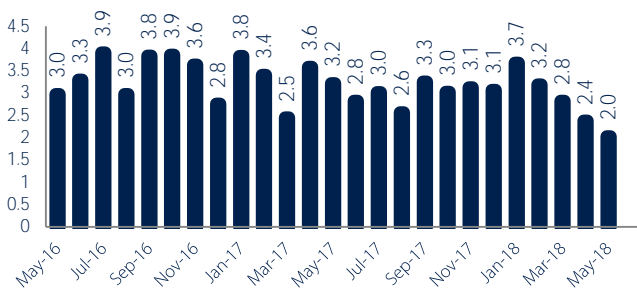
**Months of Supply**

2.0



Down -37%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

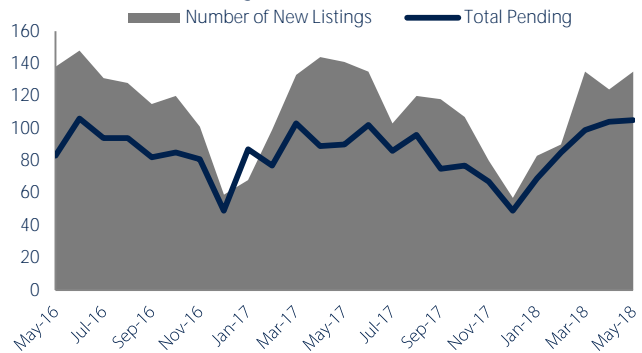
In May, there was 2.0 months of supply available in Parkville, compared to 3.2 in May 2017. That is a decrease of 37% versus a year ago.

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.

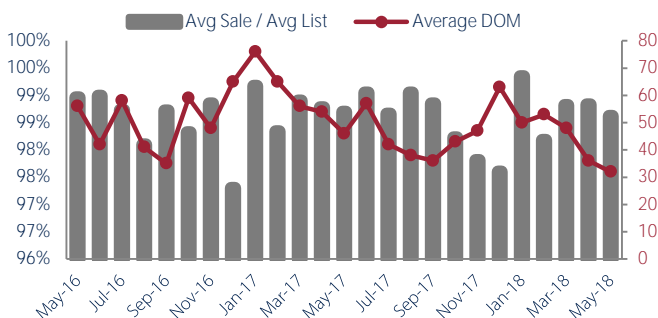
**New Listings & Current Contracts**

This month there were 135 homes newly listed for sale in Parkville compared to 141 in May 2017, a decrease of 4%. There were 105 current contracts pending sale this May compared to 90 a year ago. The number of current contracts is 17% 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 Parkville was 98.6% 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 32, lower than the average last year, which was 46, a decrease of 30%.



Parkville are defined as properties listed in zip code/s 21234.

\*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.

