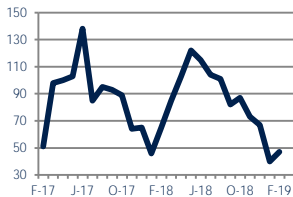


Zip Code(s): 21122 and 21056

**Units Sold**

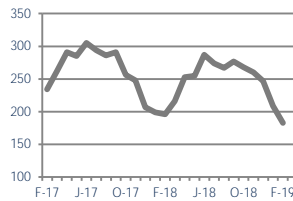
47



Down -28%  
Vs. Year Ago

**Active Inventory**

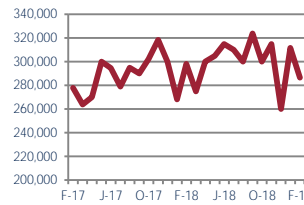
183



Down -7%  
Vs. Year Ago

**Median Sale Price**

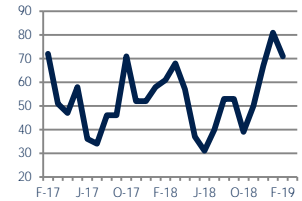
\$286,500



Down -4%  
Vs. Year Ago

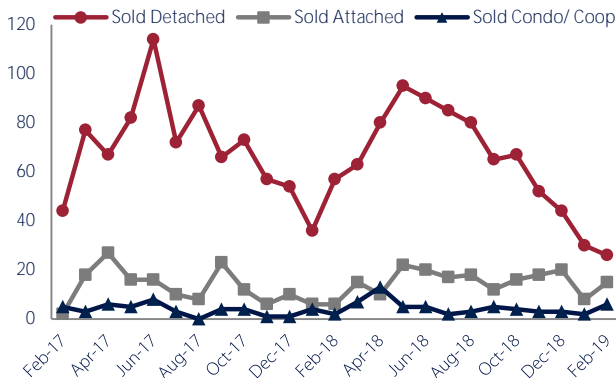
**Days On Market**

71



Up 16%  
Vs. Year Ago

**Units Sold\***



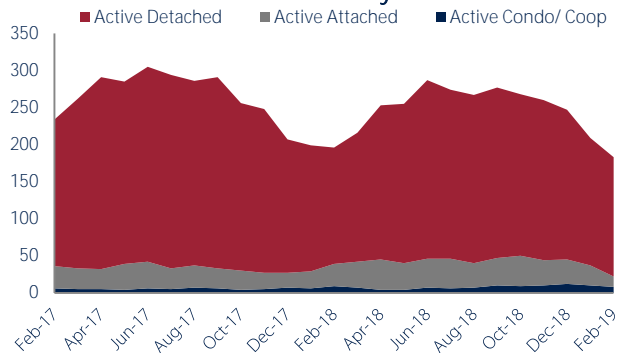
**Units Sold**

There was an increase in total units sold in February, with 47 sold this month in Pasadena and Gibson Island versus 40 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 28% versus February 2018.

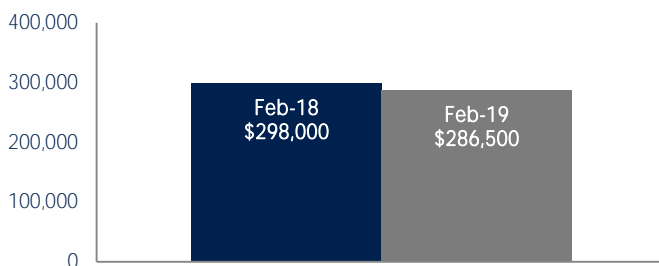
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 7%. The total number of active inventory this February was 183 compared to 196 in February 2018. This month's total of 183 is lower than the previous month's total supply of available inventory of 209, a decrease of 12%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last February, the median sale price for Pasadena and Gibson Island Homes was \$298,000. This February, the median sale price was \$286,500, a decrease of 4% or \$11,500 compared to last year. The current median sold price is 8% lower than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Pasadena and Gibson Island are defined as properties listed in zip code/s 21122 and 21056.

\*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.



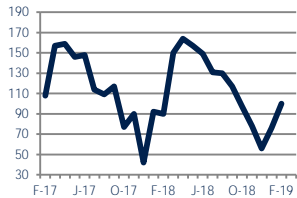
## Focus On: Pasadena and Gibson Island Housing Market

February 2019

Zip Code(s): 21122 and 21056

### New Listings

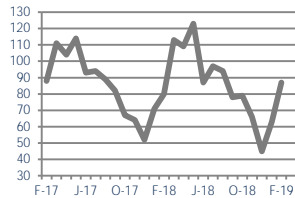
100



Up 11%  
Vs. Year Ago

### Current Contracts

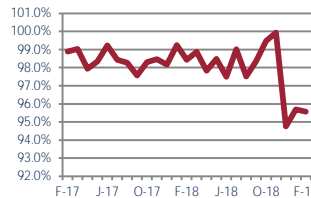
87



Up 9%  
Vs. Year Ago

### Sold Vs. List Price

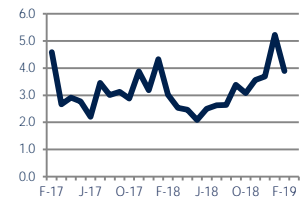
95.6%



Down -2.9%  
Vs. Year Ago

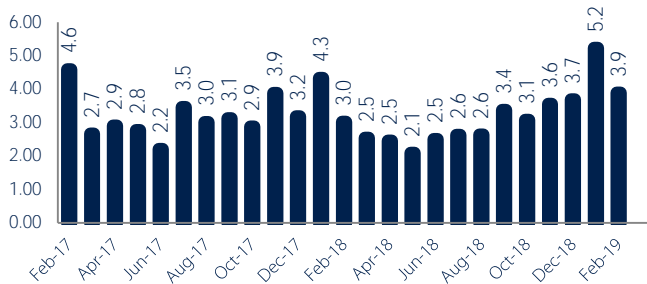
### Months of Supply

3.9



Up 29%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

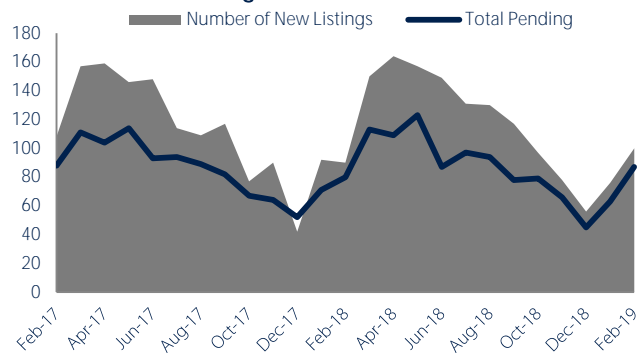
In February, there was 3.9 months of supply available in Pasadena and Gibson Island, compared to 3.0 in February 2018. That is an increase of 29% versus a year ago.

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.

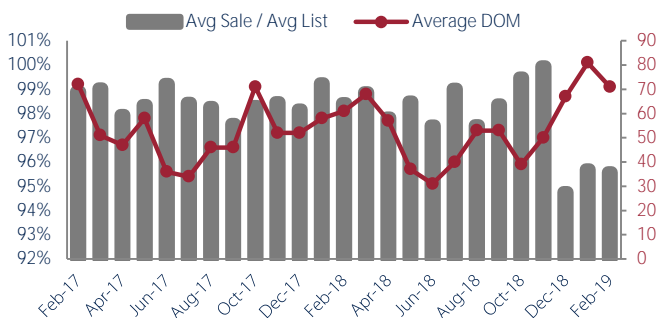
### New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Pasadena and Gibson Island compared to 90 in February 2018, an increase of 11%. There were 87 current contracts pending sale this February compared to 80 a year ago. The number of current contracts is 9% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Pasadena and Gibson Island was 95.6% of the average list price, which is 2.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 71, higher than the average last year, which was 61, an increase of 16%.



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