



The Long & Foster Market Minute™

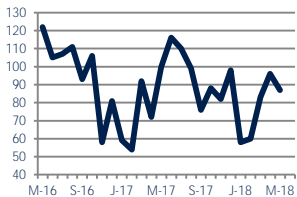
Focus On: Perry Hall, Nottingham, and Northeastern Baltimore County Housing Market

May 2018

Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

Units Sold

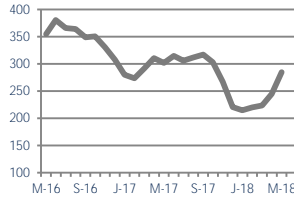
87



Down -13%
Vs. Year Ago

Active Inventory

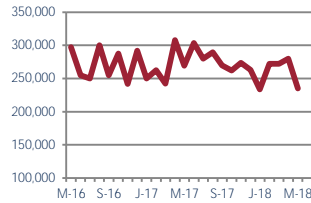
285



Down -6%
Vs. Year Ago

Median Sale Price

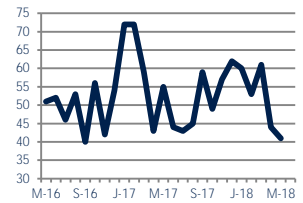
\$235,000



Down -13%
Vs. Year Ago

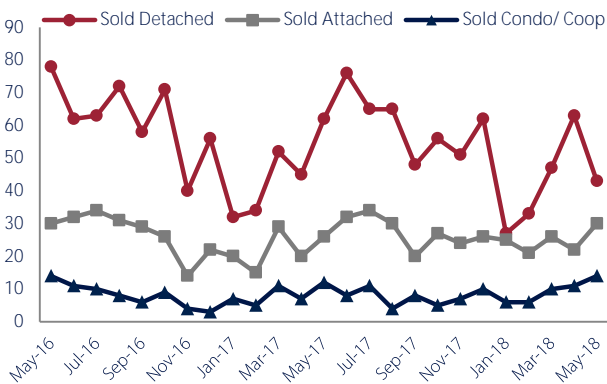
Days On Market

41



Down -25%
Vs. Year Ago

Units Sold*



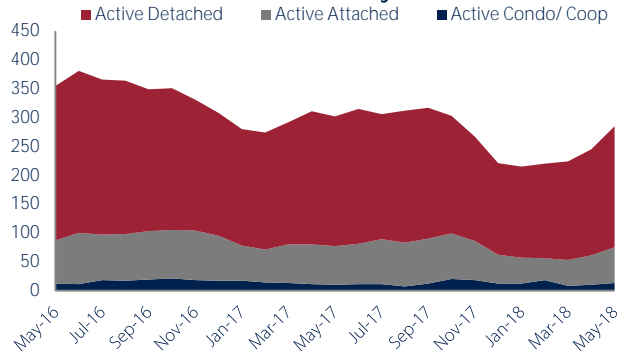
Units Sold

There was a decrease in total units sold in May, with 87 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County versus 96 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 13% versus May 2017.

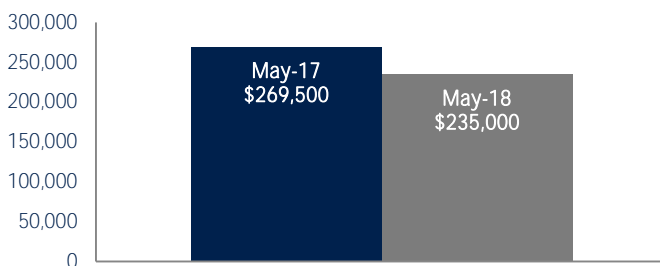
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 6%. The total number of active inventory this May was 285 compared to 302 in May 2017. This month's total of 285 is higher than the previous month's total supply of available inventory of 245, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$269,500. This May, the median sale price was \$235,000, a decrease of 13% or \$34,500 compared to last year. The current median sold price is 16% lower 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.

Perry Hall, Nottingham, and Northeastern Baltimore County are defined as properties listed in zip code/s 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236.

*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.



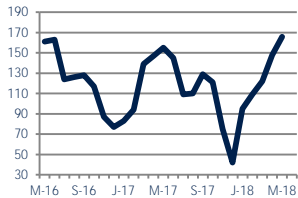
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

New Listings

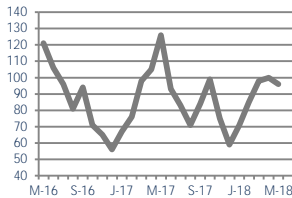
166



Up 7%
Vs. Year Ago

Current Contracts

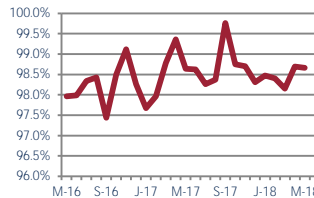
96



Down -24%
Vs. Year Ago

Sold Vs. List Price

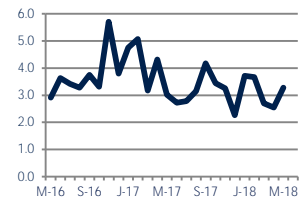
98.7%



No Change
Vs. Year Ago

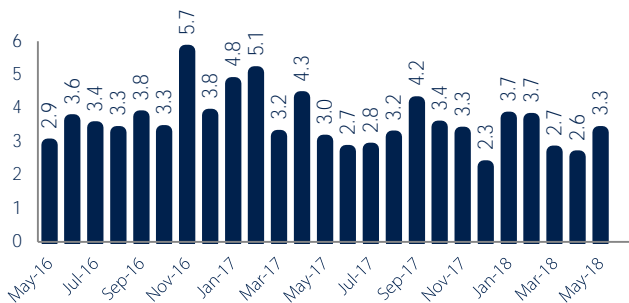
Months of Supply

3.3



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

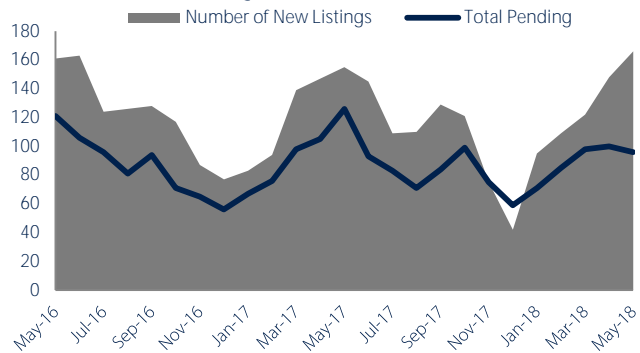
In May, there was 3.3 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 3.0 in May 2017. That is an increase of 8% versus a year ago.

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.

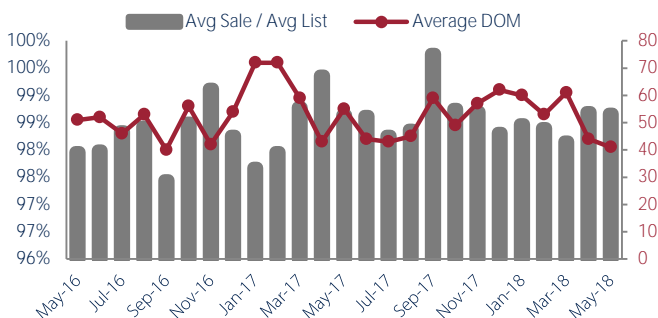
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 155 in May 2017, an increase of 7%. There were 96 current contracts pending sale this May compared to 126 a year ago. The number of current contracts is 24% lower 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 Perry Hall, Nottingham, and Northeastern Baltimore County was 98.7% 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 41, lower than the average last year, which was 55, a decrease of 25%.



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