

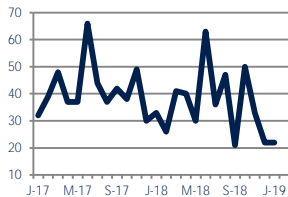
Focus On: Pikesville and Stevenson Housing Market

January 2019

Zip Code(s): 21208 and 21153

Units Sold

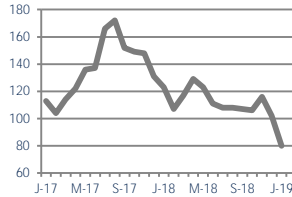
22



Down -33%
Vs. Year Ago

Active Inventory

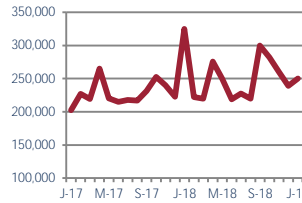
80



Down -35%
Vs. Year Ago

Median Sale Price

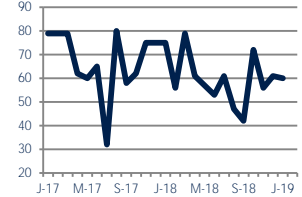
\$249,950



Down -23%
Vs. Year Ago

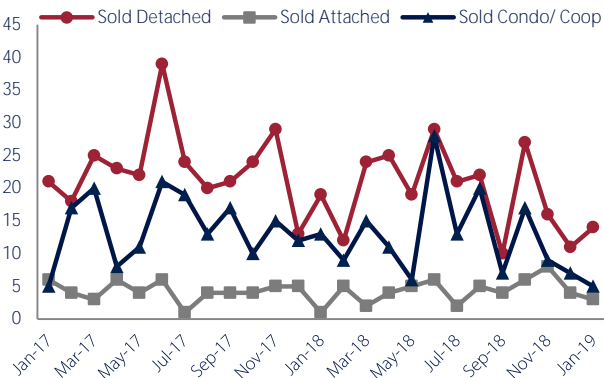
Days On Market

60



Down -20%
Vs. Year Ago

Units Sold*



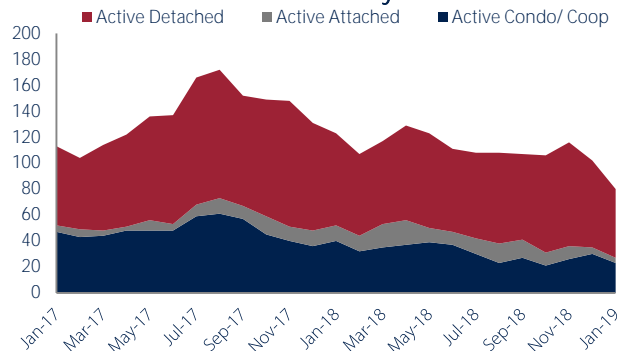
Units Sold

The number of units sold remained stable in January, with 22 sold this month in Pikesville and Stevenson. This month's total units sold was lower than at this time last year, a decrease of 33% versus January 2018.

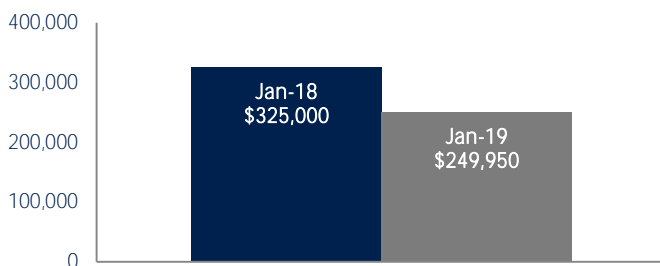
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 35%. The total number of active inventory this January was 80 compared to 123 in January 2018. This month's total of 80 is lower than the previous month's total supply of available inventory of 102, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Pikesville and Stevenson Homes was \$325,000. This January, the median sale price was \$249,950, a decrease of 23% or \$75,050 compared to last year. The current median sold price is 5% higher than in December.

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

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE

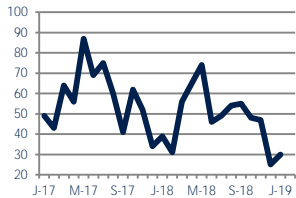




Zip Code(s): 21208 and 21153

New Listings

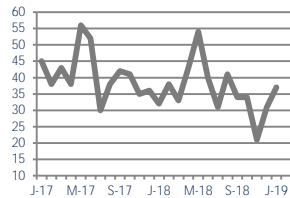
30



Down -23%
Vs. Year Ago

Current Contracts

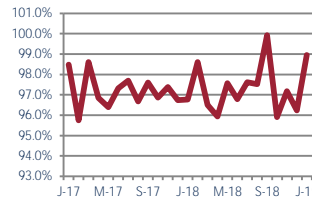
37



Up 16%
Vs. Year Ago

Sold Vs. List Price

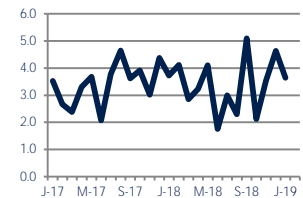
99.0%



Up 2.3%
Vs. Year Ago

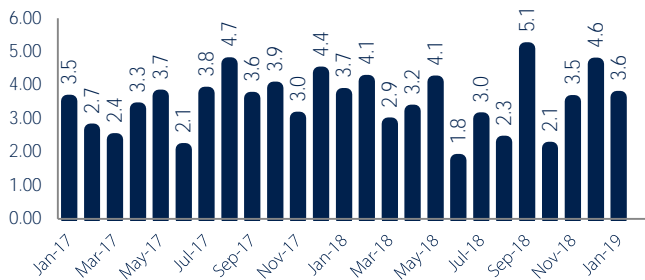
Months of Supply

3.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

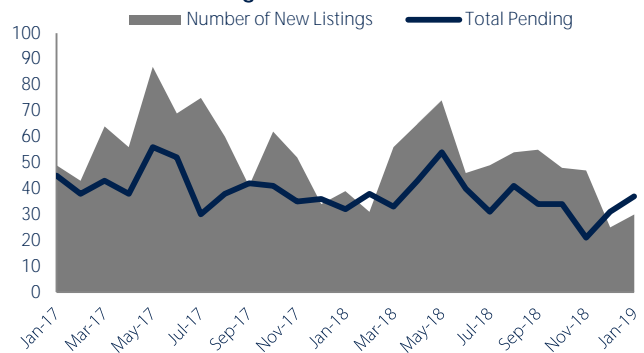
In January, there was 3.6 months of supply available in Pikesville and Stevenson. The amount of supply is similar compared to a year ago.

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.

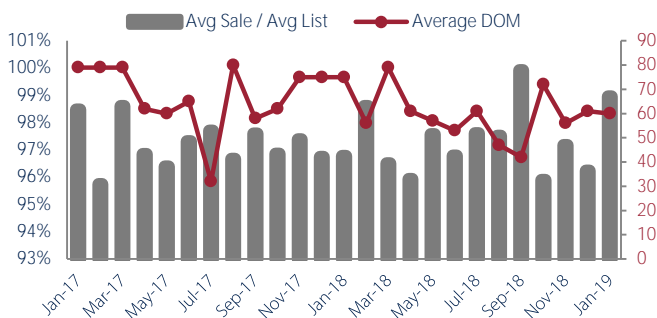
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Pikesville and Stevenson compared to 39 in January 2018, a decrease of 23%. There were 37 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 16% 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 Pikesville and Stevenson was 99.0% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 75, a decrease of 20%.



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