



# The Long & Foster Market Minute™

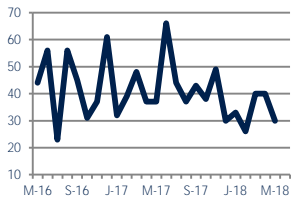
Focus On: Pikesville and Stevenson Housing Market

May 2018

Zip Code(s): 21208 and 21153

## Units Sold

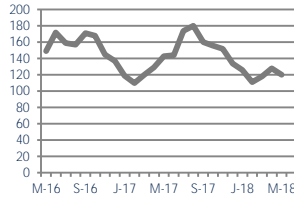
30



Down -19%  
Vs. Year Ago

## Active Inventory

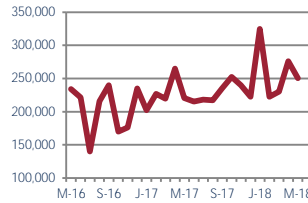
120



Down -16%  
Vs. Year Ago

## Median Sale Price

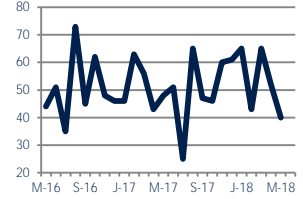
\$250,250



Up 13%  
Vs. Year Ago

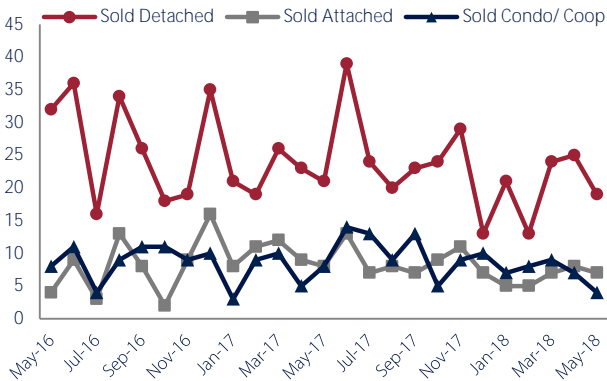
## Days On Market

40



Down -17%  
Vs. Year Ago

### Units Sold\*



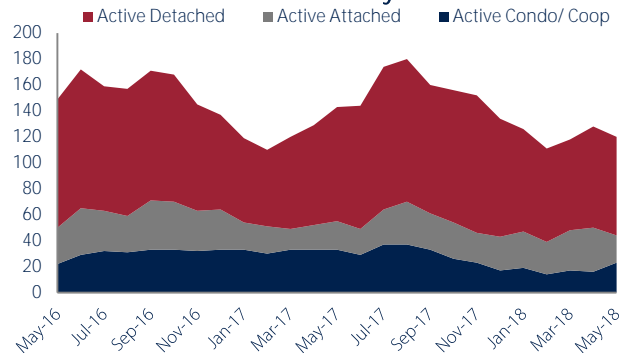
## Units Sold

There was a decrease in total units sold in May, with 30 sold this month in Pikesville and Stevenson versus 40 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 19% versus May 2017.

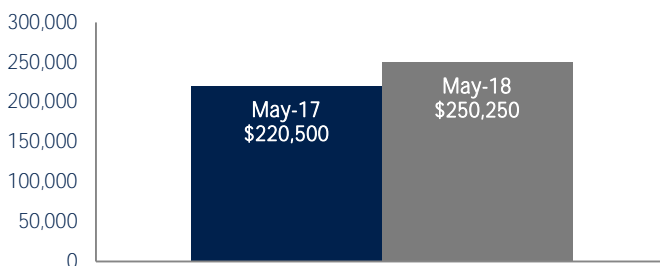
## Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 16%. The total number of active inventory this May was 120 compared to 143 in May 2017. This month's total of 120 is lower than the previous month's total supply of available inventory of 128, a decrease of 6%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Pikesville and Stevenson Homes was \$220,500. This May, the median sale price was \$250,250, an increase of 13% or \$29,750 compared to last year. The current median sold price is 9% 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.

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 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.



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INTERNATIONAL REAL ESTATE



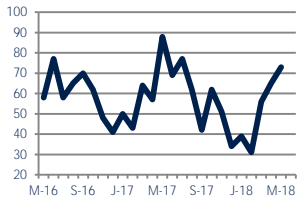
# Focus On: Pikesville and Stevenson Housing Market

May 2018

Zip Code(s): 21208 and 21153

## New Listings

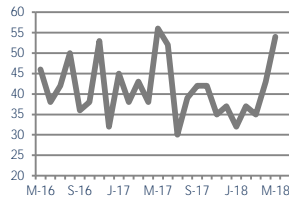
73



Down -17%  
Vs. Year Ago

## Current Contracts

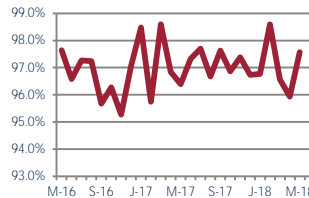
54



Down -4%  
Vs. Year Ago

## Sold Vs. List Price

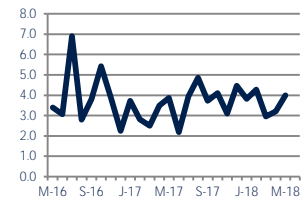
97.6%



Up 1.2%  
Vs. Year Ago

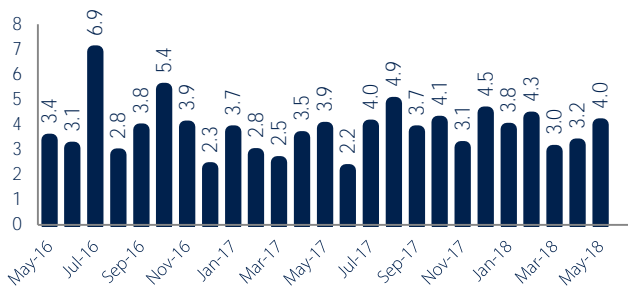
## Months of Supply

4.0



Up 4%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

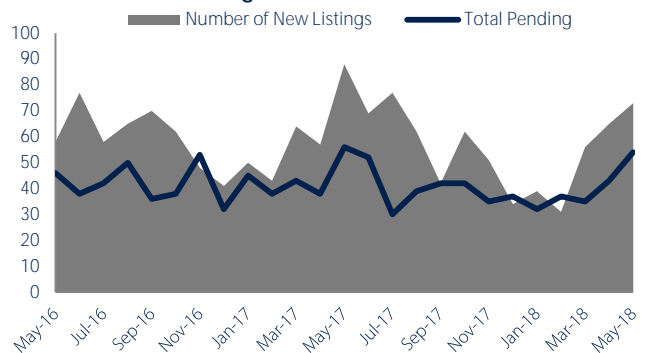
In May, there was 4.0 months of supply available in Pikesville and Stevenson, compared to 3.9 in May 2017. That is an increase of 3% versus a year ago.

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.

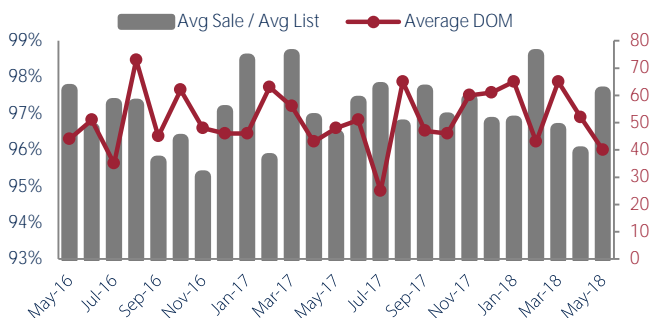
## New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Pikesville and Stevenson compared to 88 in May 2017, a decrease of 17%. There were 54 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 4% 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 Pikesville and Stevenson was 97.6% of the average list price, which is 1.2% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 48, a decrease of 17%.



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