



The Long & Foster Market Minute™

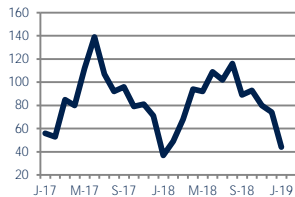
Focus On: Westminster and Taneytown Housing Market

January 2019

Zip Code(s): 21157, 21158 and 21787

Units Sold

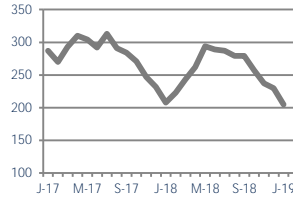
44



Up 19%
Vs. Year Ago

Active Inventory

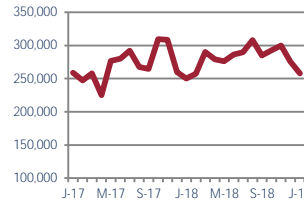
205



Down -1%
Vs. Year Ago

Median Sale Price

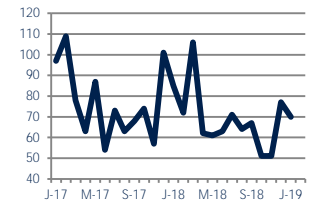
\$258,000



Up 3%
Vs. Year Ago

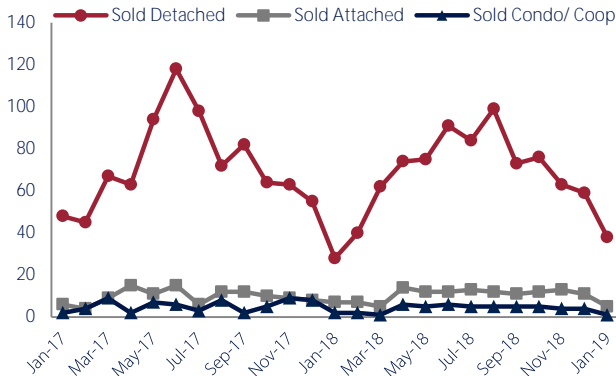
Days On Market

70



Down -18%
Vs. Year Ago

Units Sold*



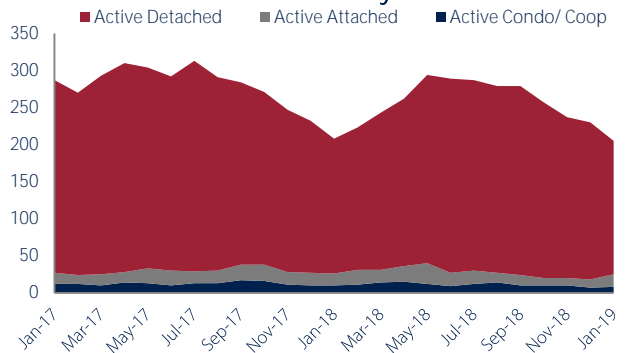
Units Sold

There was a decrease in total units sold in January, with 44 sold this month in Westminster and Taneytown. This month's total units sold was higher than at this time last year.

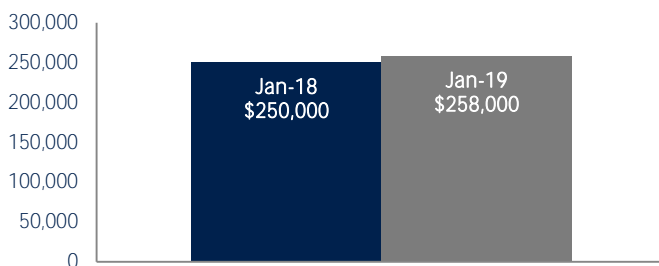
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 1%. The total number of active inventory this January was 205 compared to 208 in January 2018. This month's total of 205 is lower than the previous month's total supply of available inventory of 230, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Westminster and Taneytown Homes was \$250,000. This January, the median sale price was \$258,000, an increase of 3% or \$8,000 compared to last year. The current median sold price is 6% lower 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.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

*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.



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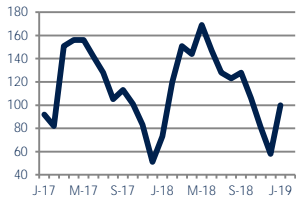
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January 2019

Zip Code(s): 21157, 21158 and 21787

New Listings

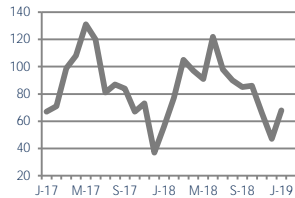
100



Up 37%
Vs. Year Ago

Current Contracts

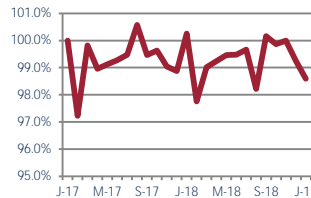
68



Up 21%
Vs. Year Ago

Sold Vs. List Price

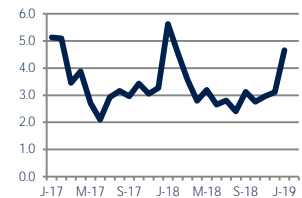
98.6%



Down -1.7%
Vs. Year Ago

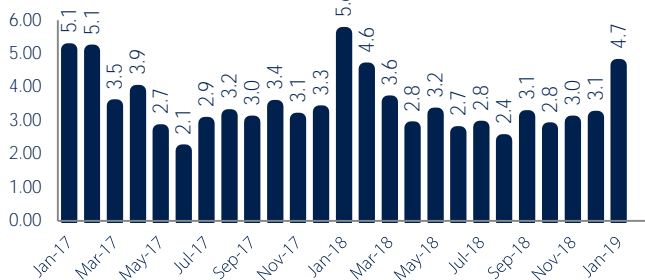
Months of Supply

4.7



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

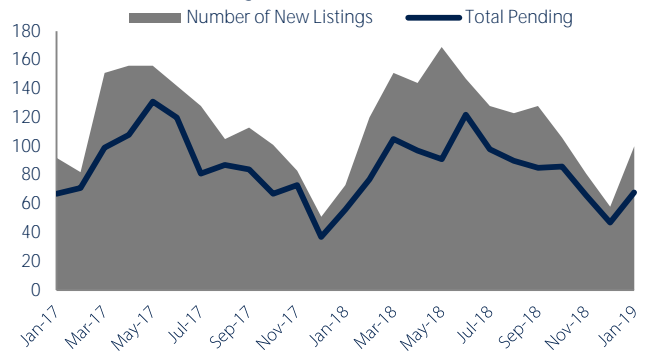
In January, there was 4.7 months of supply available in Westminster and Taneytown, compared to 5.6 in January 2018. That is a decrease of 17% versus a year ago.

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.

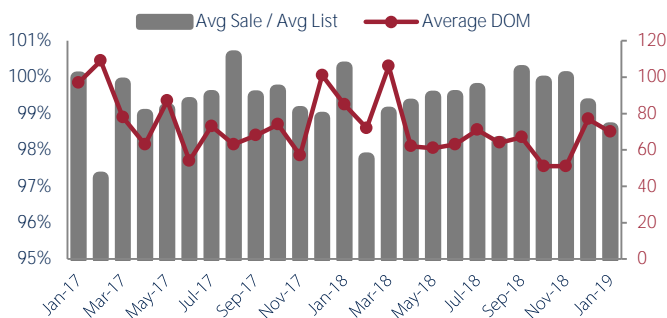
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Westminster and Taneytown compared to 73 in January 2018, an increase of 37%. There were 68 current contracts pending sale this January compared to 56 a year ago. The number of current contracts is 21% 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 Westminster and Taneytown was 98.6% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 70, lower than the average last year, which was 85, a decrease of 18%.



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