



# THE LONG & FOSTER® MARKETMINUTE

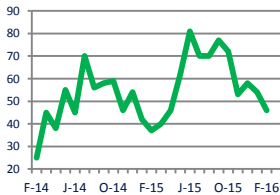


Focus On: Aberdeen, Belcamp, and Havre De Grace Housing Market  
Zip Code(s): 21001, 21017, 21078, 21028 and 21130

February 2016

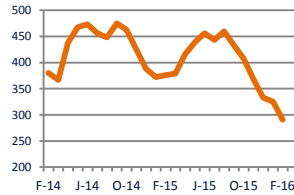
## Units Sold

46



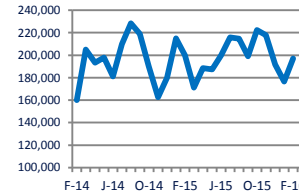
## Active Inventory

291



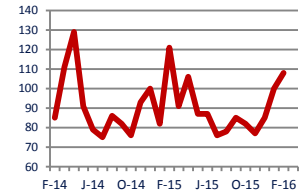
## Median Sale Price

\$197,100



## Days On Market

108

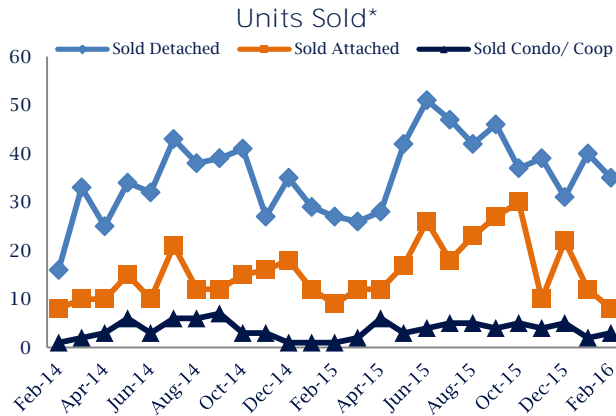


Up 24%  
Vs. Year Ago

Down -23%  
Vs. Year Ago

Down -1%  
Vs. Year Ago

Down -11%  
Vs. Year Ago

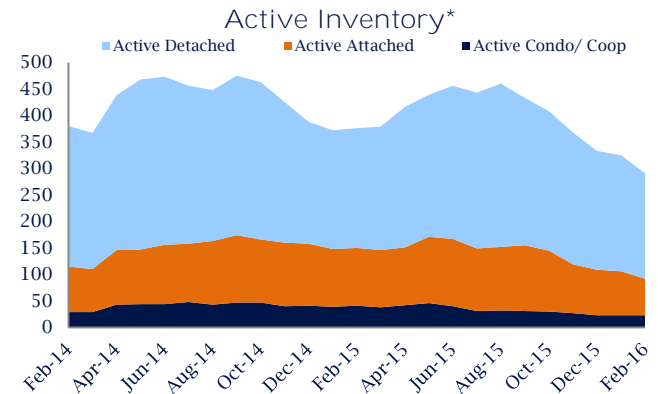


## Units Sold

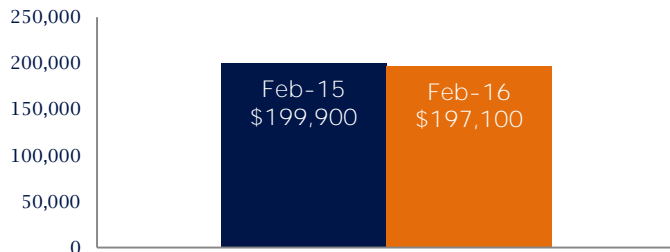
There was a decrease in total units sold in February, with 46 sold this month in Aberdeen, Belcamp, and Havre De Grace versus 54 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 24% versus February 2015.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 23%. The total number of active inventory this February was 291 compared to 376 in February 2015. This month's total of 291 is lower than the previous month's total supply of available inventory of 325, a decrease of 10%.



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Aberdeen, Belcamp, and Havre De Grace Homes was \$199,900. This February, the median sale price was \$197,100, a decrease of 1% or \$2,800 compared to last year. The current median sold price is 12% higher 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.

Aberdeen, Belcamp, and Havre De Grace are defined as properties listed in zip code/s 21001, 21017, 21078, 21028 and 21130.

\*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.



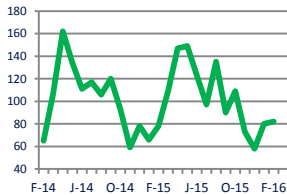


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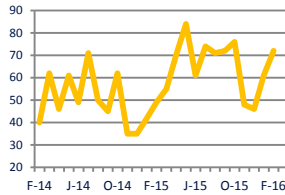
**New Listings**

82



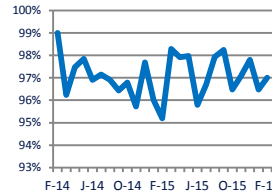
**Current Contracts**

72



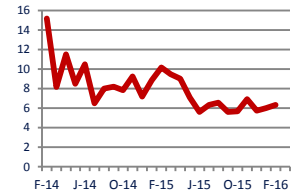
**Sold Vs. List Price**

97.0%



**Months of Supply**

6.3



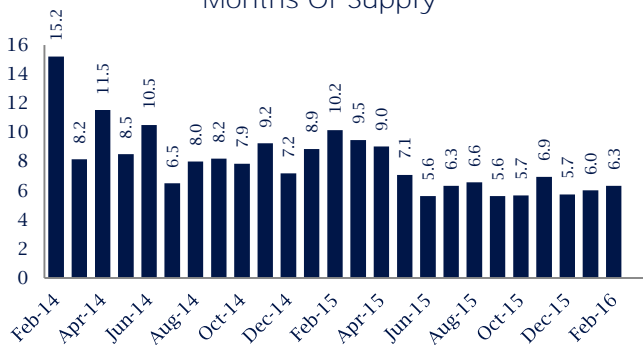
Up 5%  
Vs. Year Ago

Up 47%  
Vs. Year Ago

Up 1.9%  
Vs. Year Ago

Down -38%  
Vs. Year Ago

**Months Of Supply**



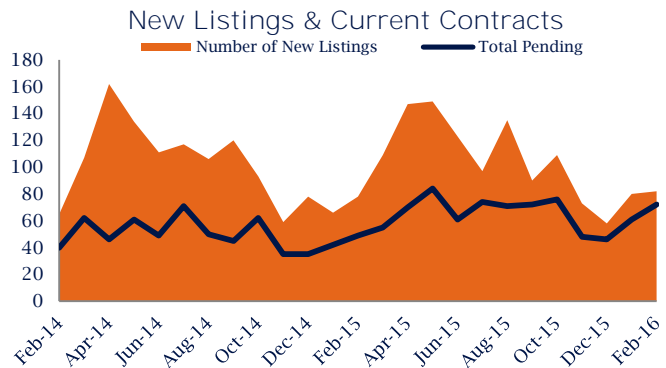
**Months of Supply**

In February, there was 6.3 months of supply available in Aberdeen, Belcamp, and Havre De Grace, compared to 10.2 in February 2015. That is a decrease of 38% versus a year ago.

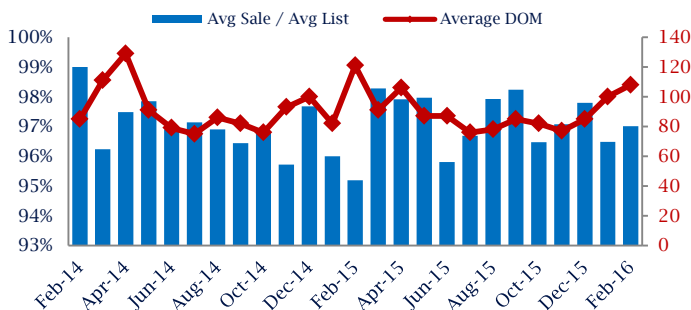
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

This month there were 82 homes newly listed for sale in Aberdeen, Belcamp, and Havre De Grace compared to 78 in February 2015, an increase of 5%. There were 72 current contracts pending sale this February compared to 49 a year ago. The number of current contracts is 47% higher than last February.



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In February, the average sale price in Aberdeen, Belcamp, and Havre De Grace was 97.0% of the average list price, which is 1.8% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 108, lower than the average last year, which was 121, a decrease of 11%.

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