



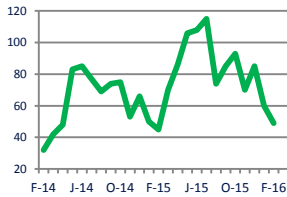
## Focus On: Bel Air Housing Market

February 2016

Zip Code(s): 21014 and 21015

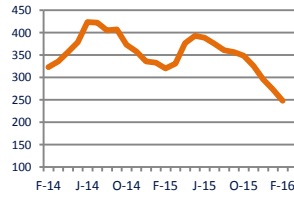
### Units Sold

49



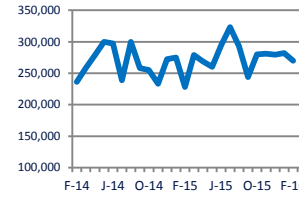
### Active Inventory

248



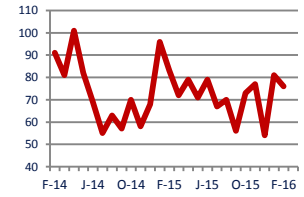
### Median Sale Price

\$270,000



### Days On Market

76

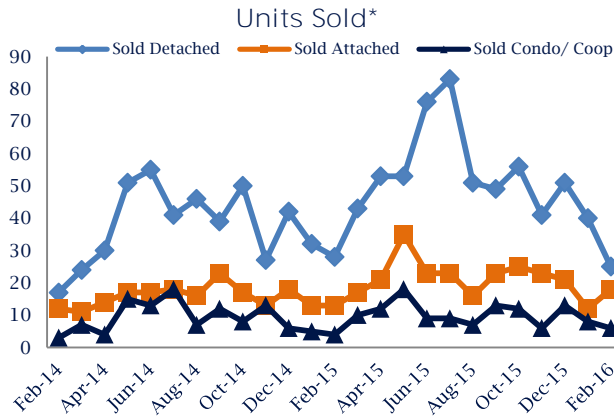


Up 9%  
Vs. Year Ago

Down -22%  
Vs. Year Ago

Up 18%  
Vs. Year Ago

Down -8%  
Vs. Year Ago

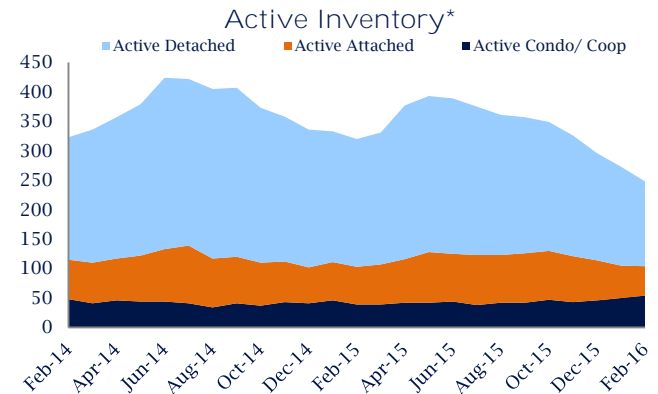


### Units Sold

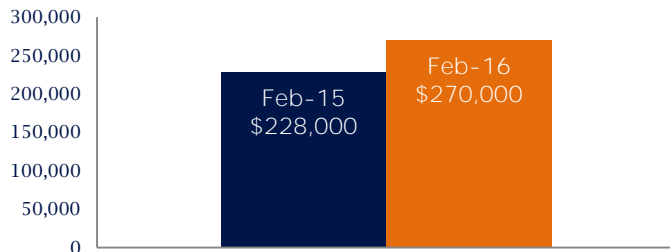
There was a decrease in total units sold in February, with 49 sold this month in Bel Air versus 60 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 9% versus February 2015.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 23%. The total number of active inventory this February was 248 compared to 320 in February 2015. This month's total of 248 is lower than the previous month's total supply of available inventory of 273, a decrease of 9%.



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Bel Air Homes was \$228,000. This February, the median sale price was \$270,000, an increase of 18% or \$42,000 compared to last year. The current median sold price is 4% lower 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.

Bel Air are defined as properties listed in zip code/s 21014 and 21015.

\*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.





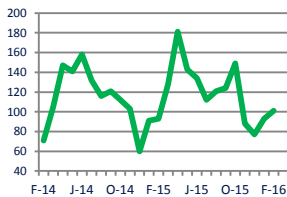
## Focus On: Bel Air Housing Market

February 2016

Zip Code(s): 21014 and 21015

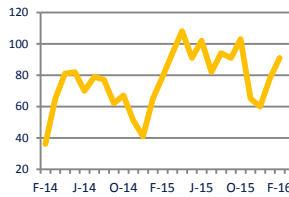
### New Listings

101



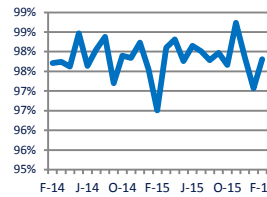
### Current Contracts

91



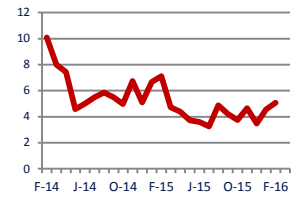
### Sold Vs. List Price

97.8%



### Months of Supply

5.1



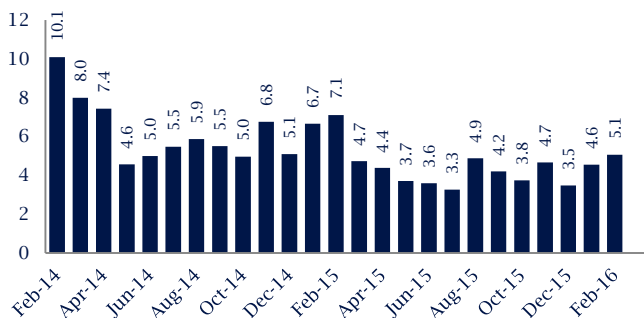
Up 9%  
Vs. Year Ago

Up 15%  
Vs. Year Ago

Up 1.3%  
Vs. Year Ago

Down -29%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

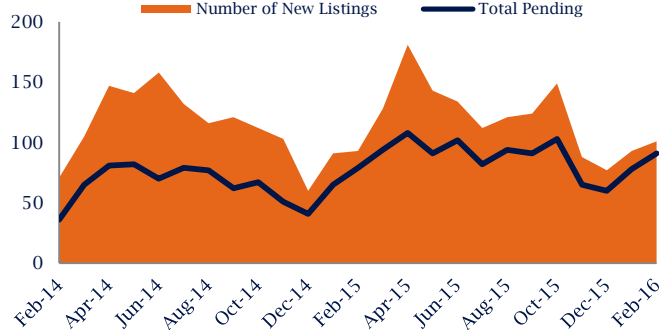
In February, there was 5.1 months of supply available in Bel Air, compared to 7.1 in February 2015. That is a decrease of 29% versus a year ago.

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.

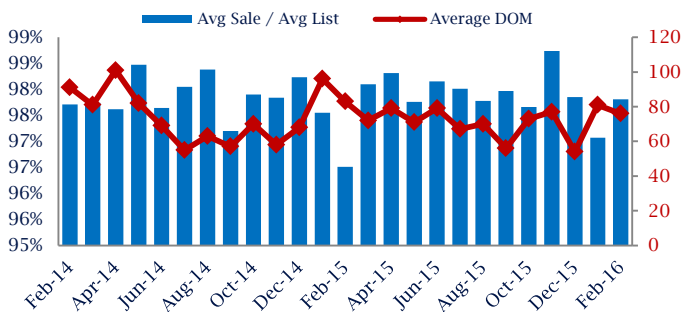
### New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Bel Air compared to 93 in February 2015, an increase of 9%. There were 91 current contracts pending sale this February compared to 79 a year ago. The number of current contracts is 15% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Bel Air was 97.8% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 76, lower than the average last year, which was 83, a decrease of 8%.

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