



THE LONG & FOSTER® MARKETMINUTE



Focus On: Bolton Hill, Union Square, and Hanlon Park Housing Market

February 2016

Zip Code(s): 21223, 21217 and 21216

Units Sold

85

Active Inventory

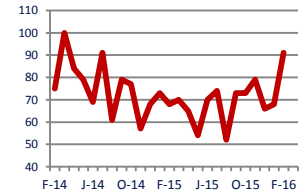
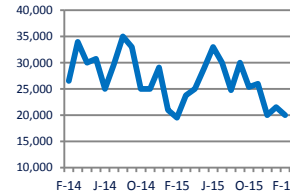
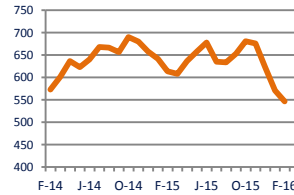
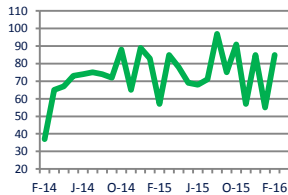
547

Median Sale Price

\$20,000

Days On Market

91

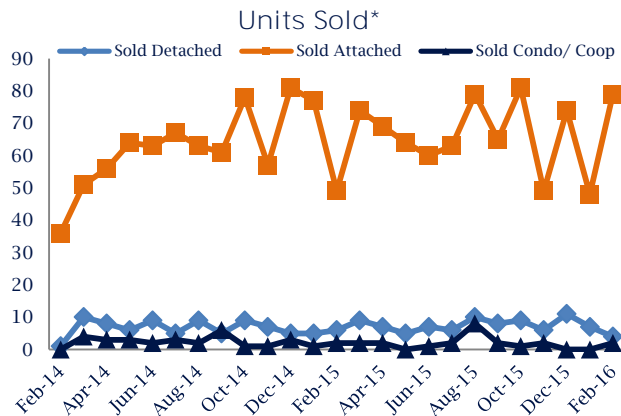


Up
Vs. Year Ago

Down -11%
Vs. Year Ago

Up 3%
Vs. Year Ago

Up 34%
Vs. Year Ago

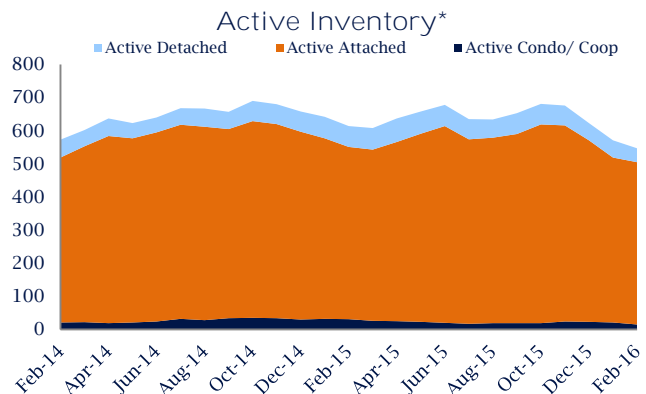


Units Sold

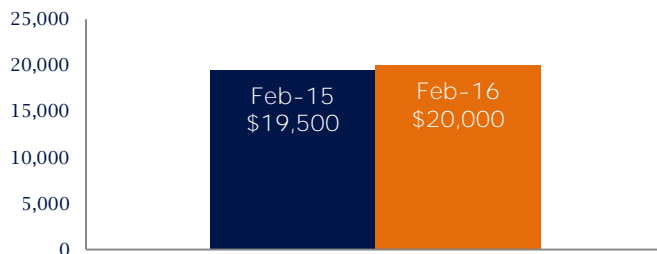
There was an increase in total units sold in February, with 85 sold this month in Bolton Hill, Union Square, and Hanlon Park. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 11%. The total number of active inventory this February was 547 compared to 614 in February 2015. This month's total of 547 is lower than the previous month's total supply of available inventory of 571, a decrease of 4%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Bolton Hill, Union Square, and Hanlon Park Homes was \$19,500. This February, the median sale price was \$20,000, an increase of 3% or \$500 compared to last year. The current median sold price is 7% 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.

Bolton Hill, Union Square, and Hanlon Park are defined as properties listed in zip code/s 21223, 21217 and 21216.

*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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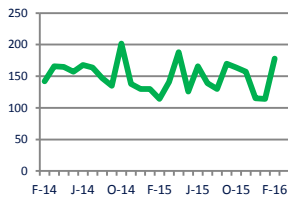
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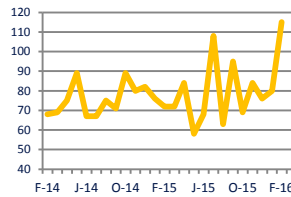
New Listings

178



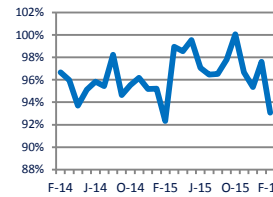
Current Contracts

115



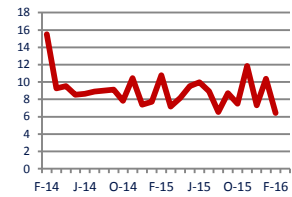
Sold Vs. List Price

93.1%



Months of Supply

6.4



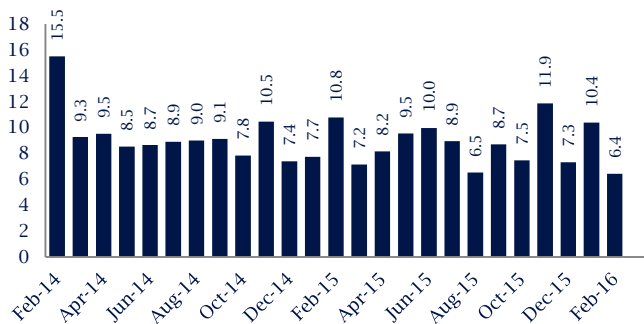
Up 56%
Vs. Year Ago

Up 60%
Vs. Year Ago

Up 0.8%
Vs. Year Ago

Down -40%
Vs. Year Ago

Months Of Supply



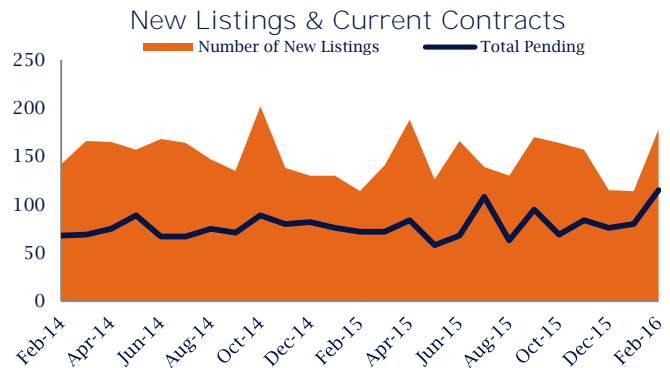
Months of Supply

In February, there was 6.4 months of supply available in Bolton Hill, Union Square, and Hanlon Park, compared to 10.8 in February 2015. That is a decrease of 40% versus a year ago.

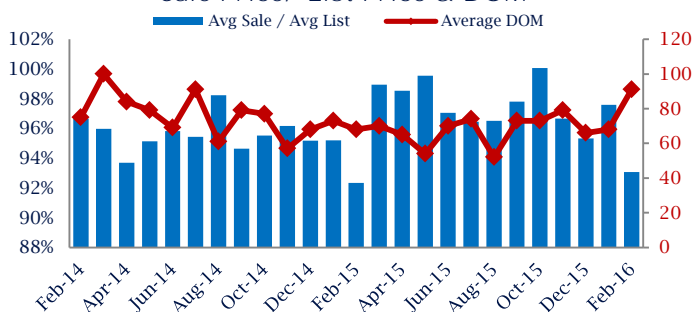
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 178 homes newly listed for sale in Bolton Hill, Union Square, and Hanlon Park compared to 114 in February 2015, an increase of 56%. There were 115 current contracts pending sale this February compared to 72 a year ago. The number of current contracts is 60% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Bolton Hill, Union Square, and Hanlon Park was 93.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 91, higher than the average last year, which was 68, an increase of 34%.

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