



THE LONG & FOSTER® MARKETMINUTE



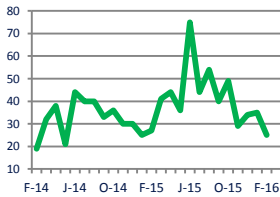
Focus On: Hampstead, Finksburg, and Manchester Housing Market

February 2016

Zip Code(s): 21074, 21048, 21102 and 21088

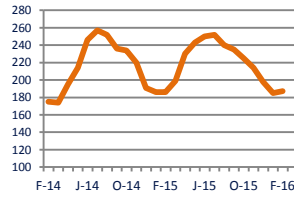
Units Sold

25



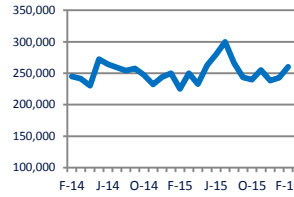
Active Inventory

187



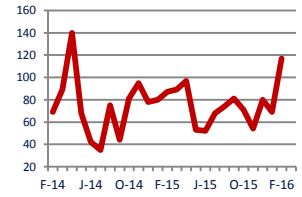
Median Sale Price

\$260,000



Days On Market

117



Down -7%

Vs. Year Ago

Up 1%

Vs. Year Ago

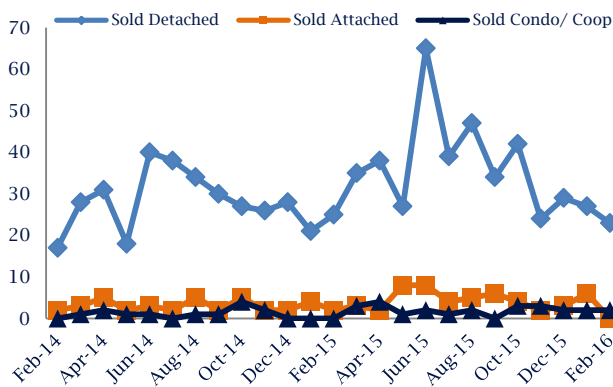
Up 16%

Vs. Year Ago

Up 34%

Vs. Year Ago

Units Sold*



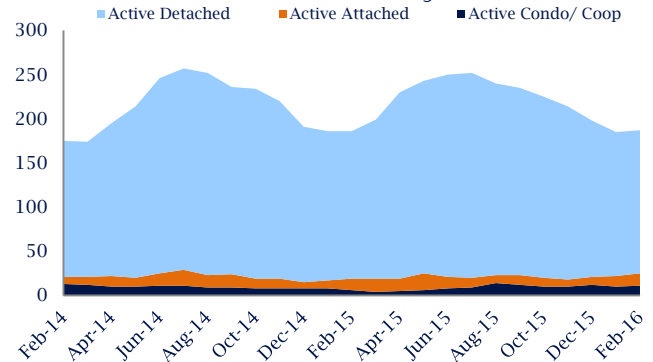
Units Sold

There was a decrease in total units sold in February, with 25 sold this month in Hampstead, Finksburg, and Manchester versus 35 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 7% versus February 2015.

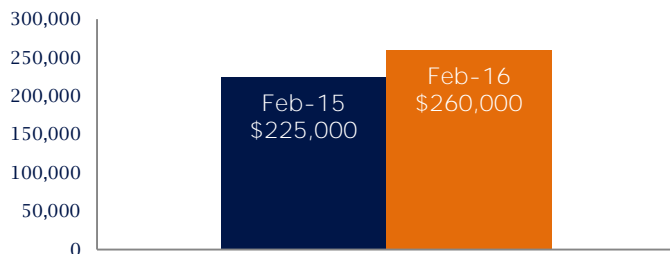
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this February was 187 compared to 186 in February 2015. This month's total of 187 is higher than the previous month's total supply of available inventory of 185, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$225,000. This February, the median sale price was \$260,000, an increase of 16% or \$35,000 compared to last year. The current median sold price is 7% 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.

Hampstead, Finksburg, and Manchester are defined as properties listed in zip code/s 21074, 21048, 21102 and 21088.

*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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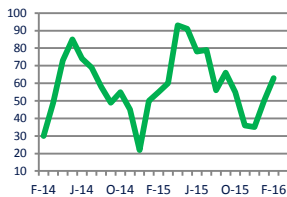


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Zip Code(s): 21074, 21048, 21102 and 21088

February 2016

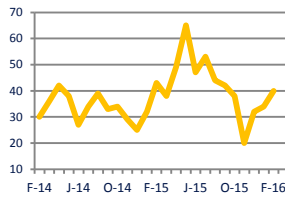
New Listings

63



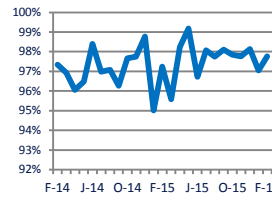
Current Contracts

40



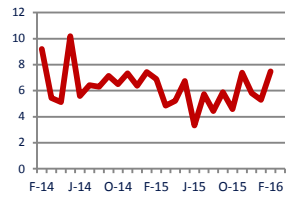
Sold Vs. List Price

97.8%



Months of Supply

7.5



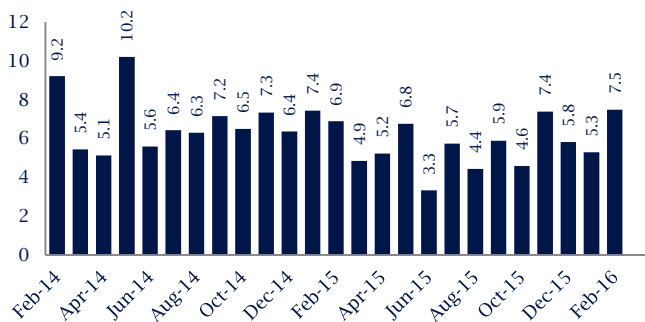
Up 15%
Vs. Year Ago

Down -7%
Vs. Year Ago

Up 0.5%
Vs. Year Ago

Up 9%
Vs. Year Ago

Months Of Supply



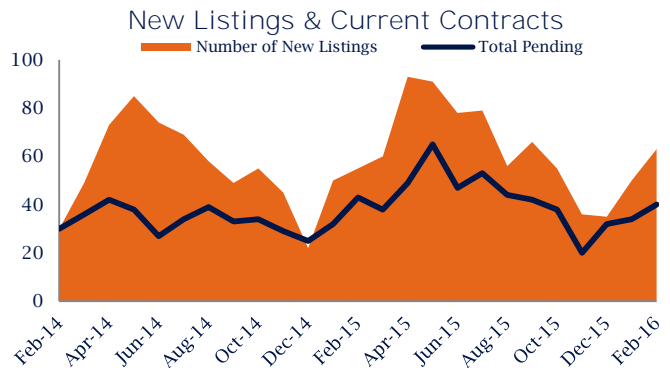
Months of Supply

In February, there was 7.5 months of supply available in Hampstead, Finksburg, and Manchester, compared to 6.9 in February 2015. That is an increase of 9% versus a year ago.

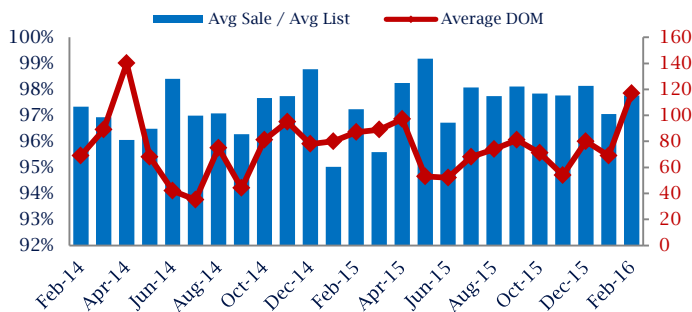
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 55 in February 2015, an increase of 15%. There were 40 current contracts pending sale this February compared to 43 a year ago. The number of current contracts is 7% lower than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Hampstead, Finksburg, and Manchester was 97.8% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 117, higher than the average last year, which was 87, an increase of 34%.

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