



THE LONG & FOSTER® MARKETMINUTE



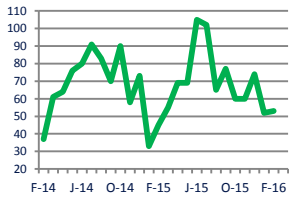
Focus On: Lutherville, Timonium, and Cockeysville Housing Market

February 2016

Zip Code(s): 21093, 21030 and 21022

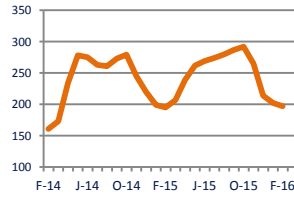
Units Sold

53



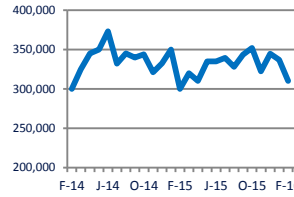
Active Inventory

197



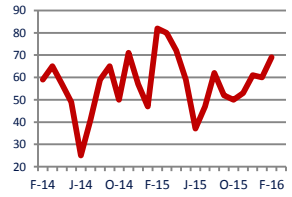
Median Sale Price

\$310,000



Days On Market

69

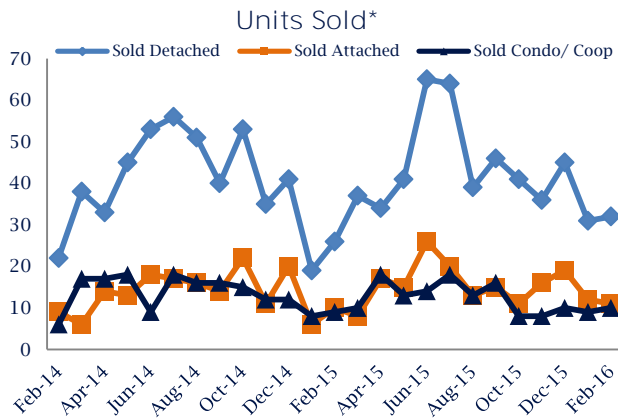


Up 18%
Vs. Year Ago

Up 1%
Vs. Year Ago

Up 3%
Vs. Year Ago

Down -16%
Vs. Year Ago

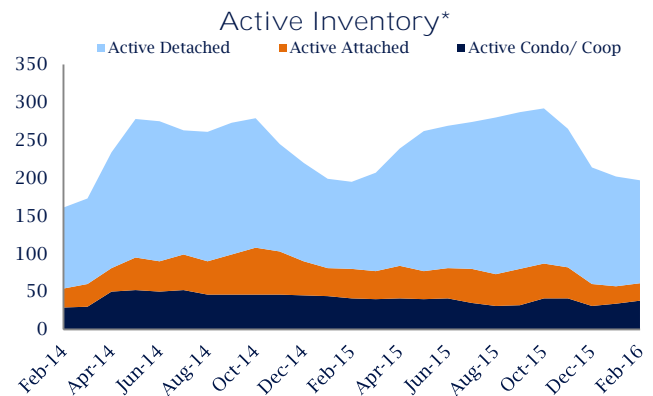


Units Sold

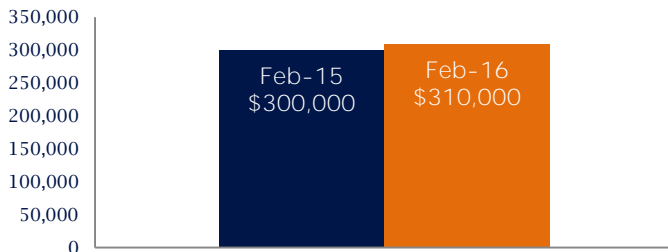
There was an increase in total units sold in February, with 53 sold this month in Lutherville, Timonium, and Cockeysville versus 52 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 18% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 1%. The total number of active inventory this February was 197 compared to 195 in February 2015. This month's total of 197 is lower than the previous month's total supply of available inventory of 202, a decrease of 2%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Lutherville, Timonium, and Cockeysville Homes was \$300,000. This February, the median sale price was \$310,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 8% 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.

Lutherville, Timonium, and Cockeysville are defined as properties listed in zip code/s 21093, 21030 and 21022.

*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.





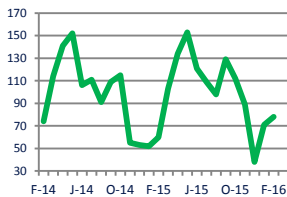
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New Listings

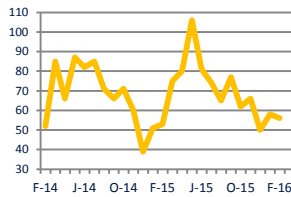
78



Up 30%
Vs. Year Ago

Current Contracts

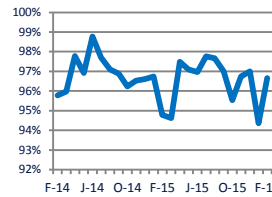
56



Up 6%
Vs. Year Ago

Sold Vs. List Price

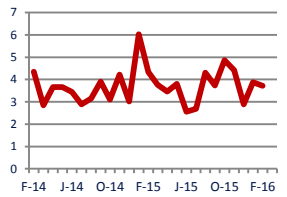
96.7%



Up 2%
Vs. Year Ago

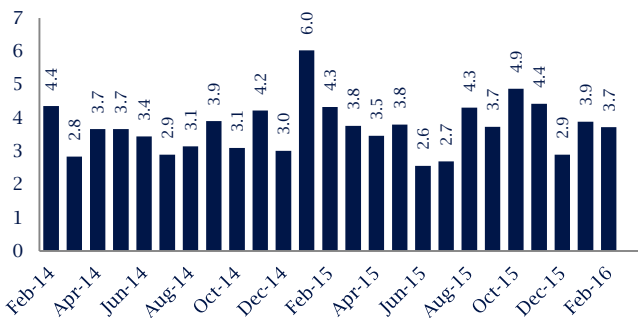
Months of Supply

3.7



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

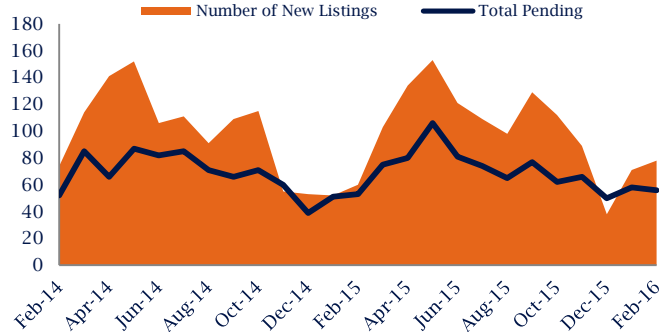
In February, there was 3.7 months of supply available in Lutherville, Timonium, and Cockeysville, compared to 4.3 in February 2015. That is a decrease of 14% versus a year ago.

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.

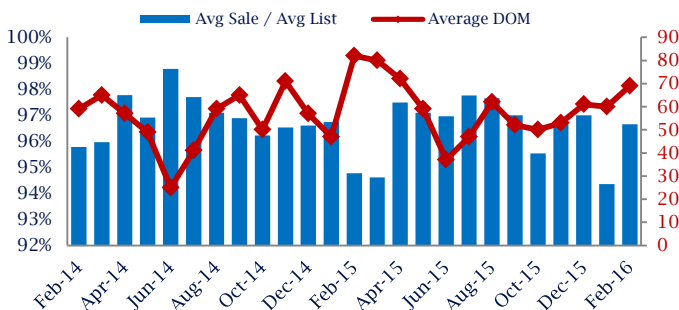
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Lutherville, Timonium, and Cockeysville compared to 60 in February 2015, an increase of 30%. There were 56 current contracts pending sale this February compared to 53 a year ago. The number of current contracts is 6% 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 Lutherville, Timonium, and Cockeysville was 96.7% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 69, lower than the average last year, which was 82, a decrease of 16%.

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