



THE LONG & FOSTER® MARKETMINUTE



Focus On: Mount Airy, New Market, and Ijamsville Housing Market

February 2016

Zip Code(s): 21771, 21774, 21754 and 21770

Units Sold

55

Active Inventory

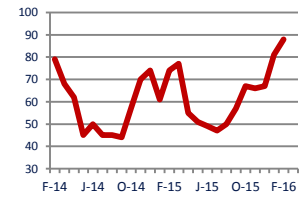
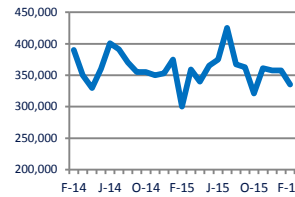
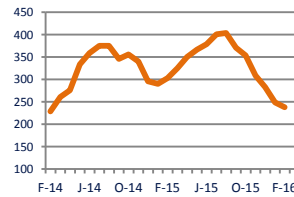
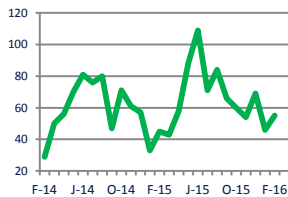
238

Median Sale Price

\$335,000

Days On Market

88

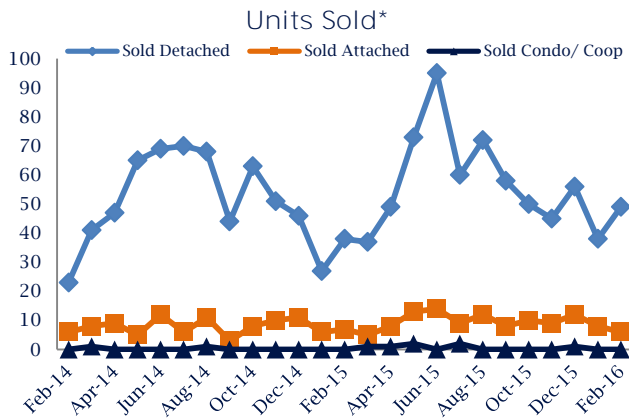


Up 22%
Vs. Year Ago

Down -21%
Vs. Year Ago

Up 12%
Vs. Year Ago

Up 19%
Vs. Year Ago

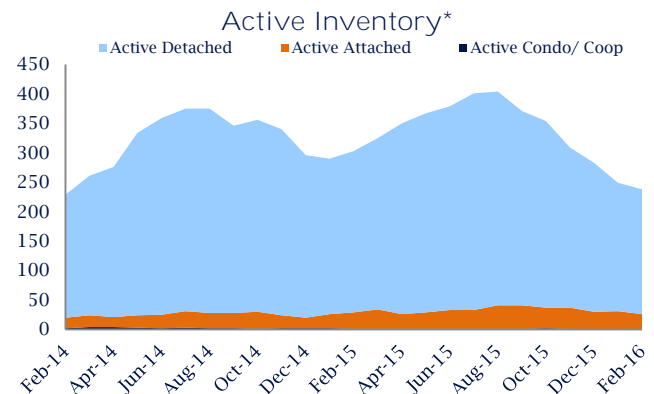


Units Sold

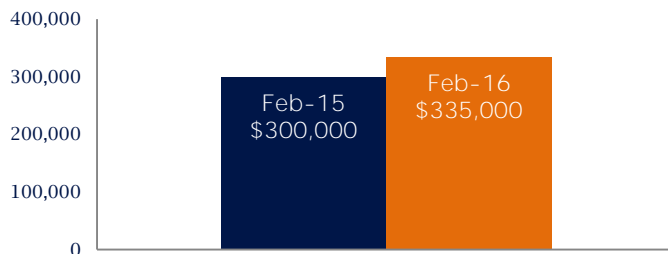
There was an increase in total units sold in February, with 55 sold this month in Mount Airy, New Market, and Ijamsville versus 46 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 22% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 21%. The total number of active inventory this February was 238 compared to 303 in February 2015. This month's total of 238 is lower than the previous month's total supply of available inventory of 249, a decrease of 4%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$300,000. This February, the median sale price was \$335,000, an increase of 12% or \$35,000 compared to last year. The current median sold price is 6% 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.

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

*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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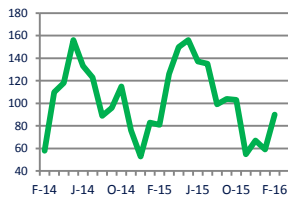
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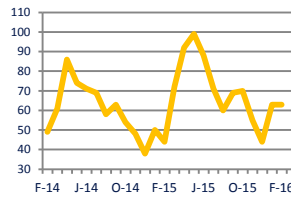
New Listings

90



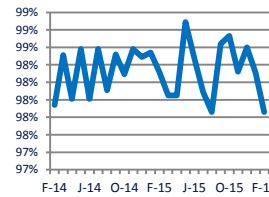
Current Contracts

63



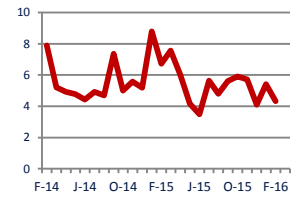
Sold Vs. List Price

97.9%



Months of Supply

4.3



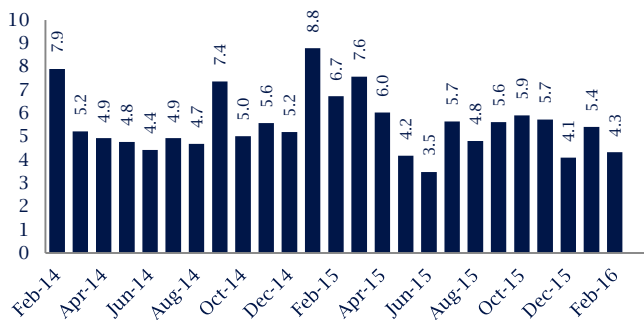
Up 11%
Vs. Year Ago

Up 43%
Vs. Year Ago

No Change
Vs. Year Ago

Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

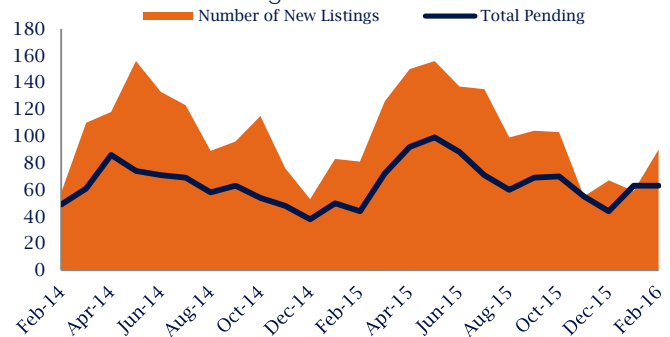
In February, there was 4.3 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 6.7 in February 2015. That is a decrease of 36% versus a year ago.

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 90 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 81 in February 2015, an increase of 11%. There were 63 current contracts pending sale this February compared to 44 a year ago. The number of current contracts remained stable as compared to last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Mount Airy, New Market, and Ijamsville was 97.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 88, higher than the average last year, which was 74, an increase of 19%.

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