



THE LONG & FOSTER® MARKETMINUTE



Focus On: North East, Rising Sun, and Perryville Housing Market

February 2016

Zip Code(s): 21901, 21911, 21903, 21918, 21904, 21917 and 21914

Units Sold

44

Active Inventory

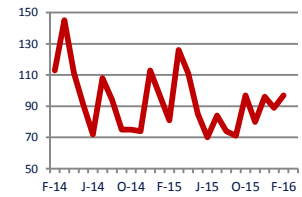
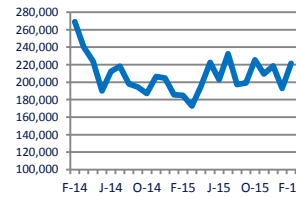
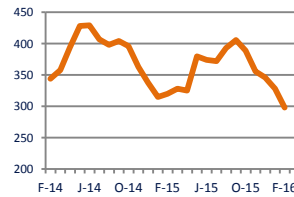
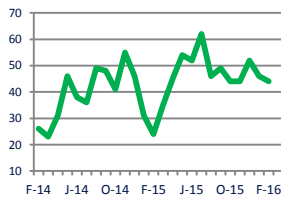
298

Median Sale Price

\$221,500

Days On Market

97

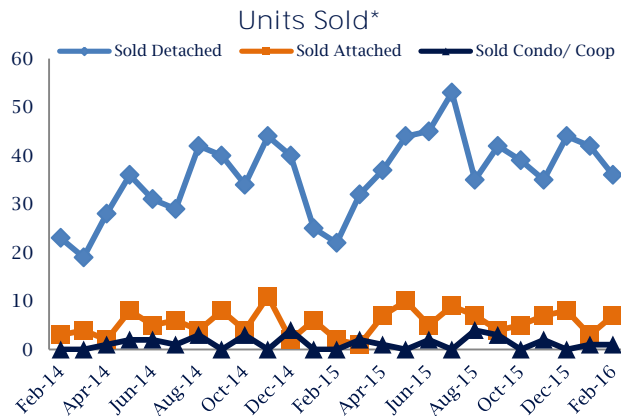


Up
Vs. Year Ago

Down -7%
Vs. Year Ago

Up 20%
Vs. Year Ago

Up 20%
Vs. Year Ago

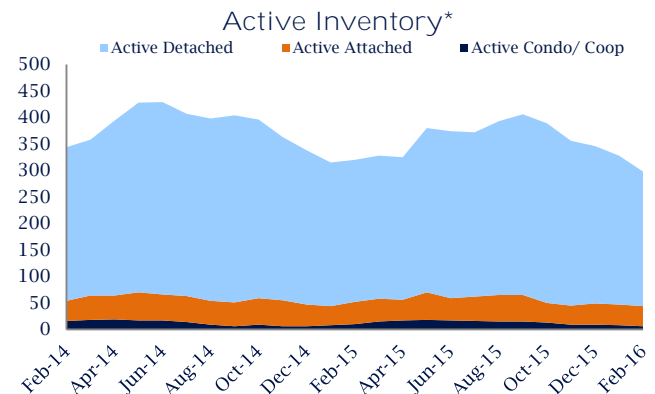


Units Sold

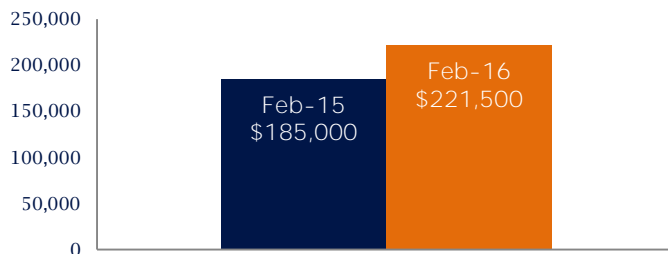
There was a decrease in total units sold in February, with 44 sold this month in North East, Rising Sun, and Perryville. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 7%. The total number of active inventory this February was 298 compared to 320 in February 2015. This month's total of 298 is lower than the previous month's total supply of available inventory of 328, a decrease of 9%.



Median Sale Price



Median Sale Price

Last February, the median sale price for North East, Rising Sun, and Perryville Homes was \$185,000. This February, the median sale price was \$221,500, an increase of 20% or \$36,500 compared to last year. The current median sold price is 15% 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.

North East, Rising Sun, and Perryville are defined as properties listed in zip code/s 21901, 21911, 21903, 21918, 21904, 21917 and 21914.

*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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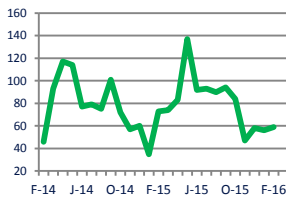
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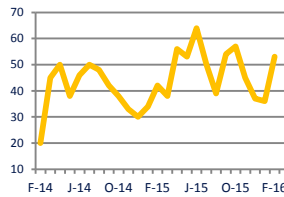
New Listings

59



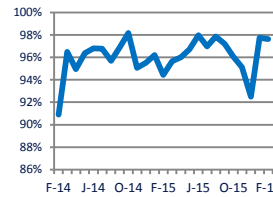
Current Contracts

53



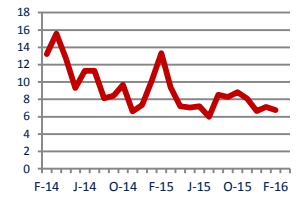
Sold Vs. List Price

97.6%



Months of Supply

6.8



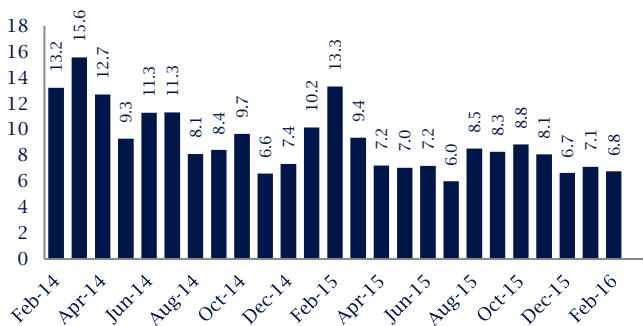
Down -19%
Vs. Year Ago

Up 26%
Vs. Year Ago

Up 3.4%
Vs. Year Ago

Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

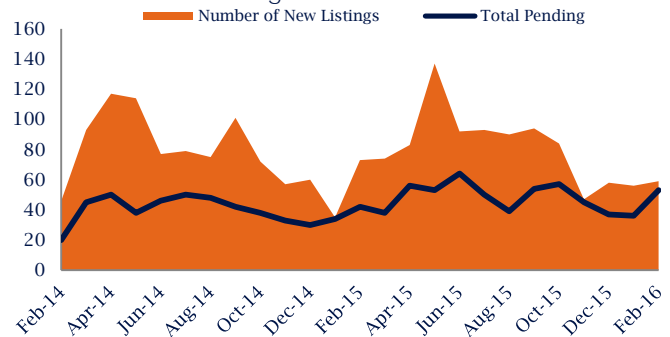
In February, there was 6.8 months of supply available in North East, Rising Sun, and Perryville, compared to 13.3 in February 2015. That is a decrease of 49% versus a year ago.

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 59 homes newly listed for sale in North East, Rising Sun, and Perryville compared to 73 in February 2015, a decrease of 19%. There were 53 current contracts pending sale this February compared to 42 a year ago. The number of current contracts is 26% 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 North East, Rising Sun, and Perryville was 97.6% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 97, higher than the average last year, which was 81, an increase of 20%.

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