



# THE LONG & FOSTER® MARKETMINUTE



## Focus On: Parkville Housing Market

February 2016

Zip Code(s): 21234

### Units Sold

63

### Active Inventory

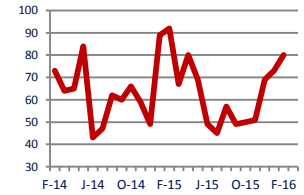
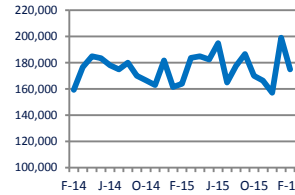
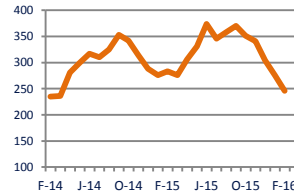
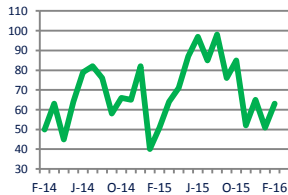
246

### Median Sale Price

\$175,000

### Days On Market

80

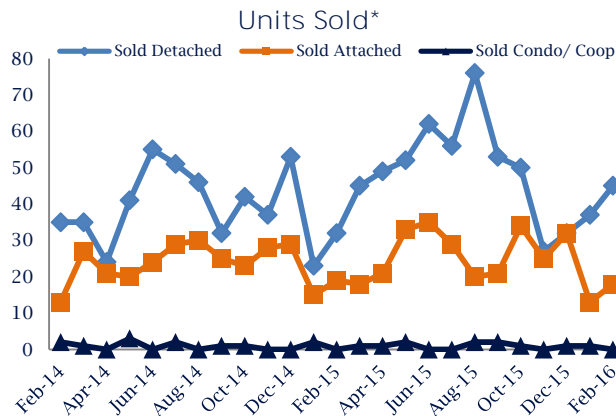


Up 24%  
Vs. Year Ago

Down -13%  
Vs. Year Ago

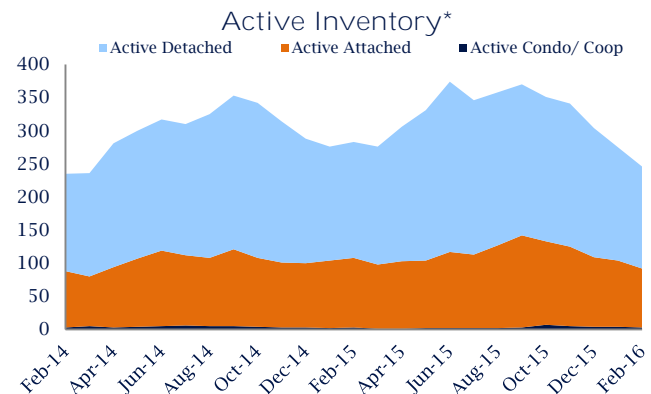
Up 7%  
Vs. Year Ago

Down -13%  
Vs. Year Ago



### Units Sold

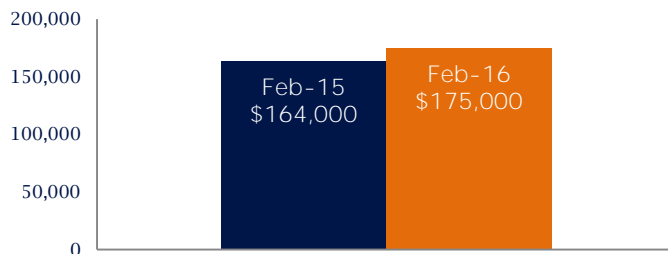
There was an increase in total units sold in February, with 63 sold this month in Parkville versus 51 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 24% versus February 2015.



### Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 13%. The total number of active inventory this February was 246 compared to 283 in February 2015. This month's total of 246 is lower than the previous month's total supply of available inventory of 275, a decrease of 11%.

### Median Sale Price



### Median Sale Price

Last February, the median sale price for Parkville Homes was \$164,000. This February, the median sale price was \$175,000, an increase of 7% or \$11,000 compared to last year. The current median sold price is 12% 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.

Parkville are defined as properties listed in zip code/s 21234.

\*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.





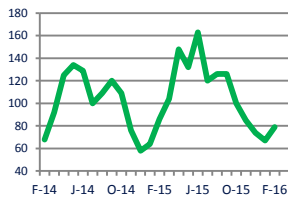
## Focus On: Parkville Housing Market

February 2016

Zip Code(s): 21234

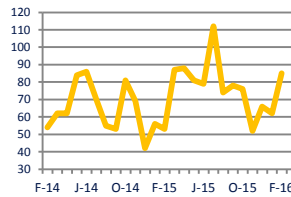
### New Listings

79



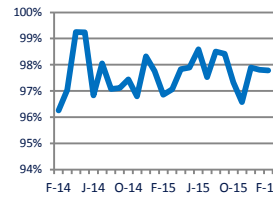
### Current Contracts

85



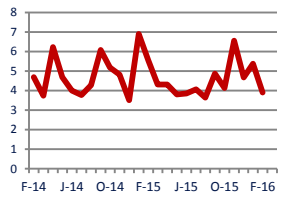
### Sold Vs. List Price

97.8%



### Months of Supply

3.9



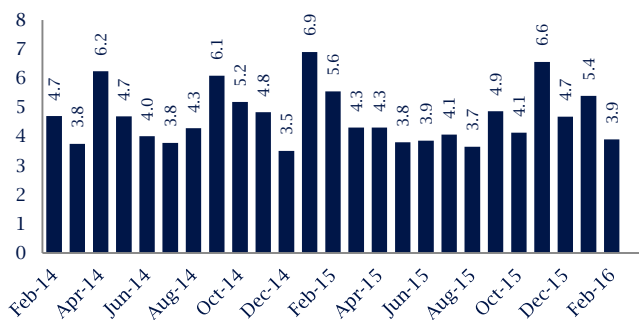
Down -8%  
Vs. Year Ago

Up 60%  
Vs. Year Ago

Up 0.9%  
Vs. Year Ago

Down -30%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

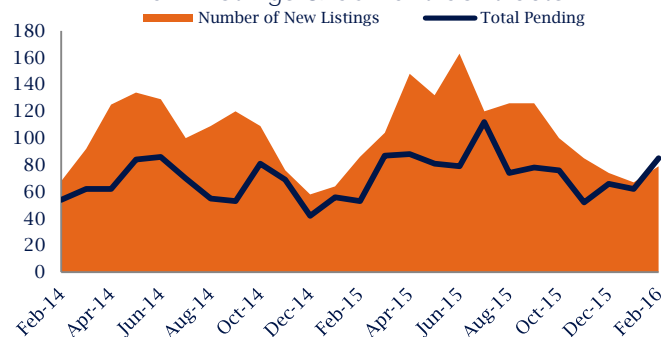
In February, there was 3.9 months of supply available in Parkville, compared to 5.5 in February 2015. That is a decrease of 30% versus a year ago.

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.

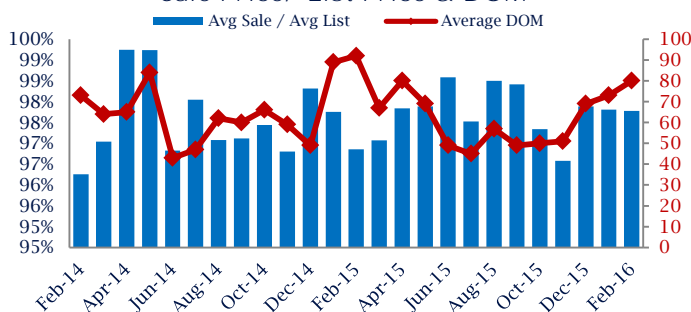
### New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Parkville compared to 86 in February 2015, a decrease of 8%. There were 85 current contracts pending sale this February compared to 53 a year ago. The number of current contracts is 60% 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 Parkville was 97.8% of the average list price, which is 0.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 80, lower than the average last year, which was 92, a decrease of 13%.

Parkville are defined as properties listed in zip code/s 21234.

\*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.

