



## Focus On: Severna Park Housing Market

February 2016

Zip Code(s): 21146

### Units Sold

23

### Active Inventory

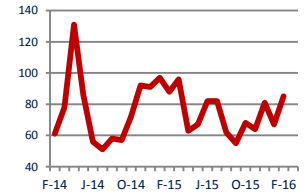
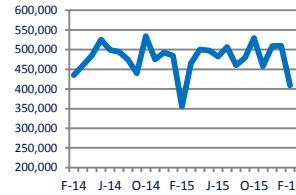
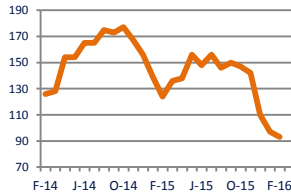
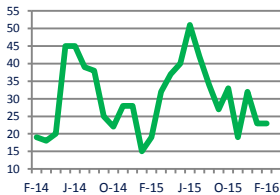
93

### Median Sale Price

\$409,000

### Days On Market

85

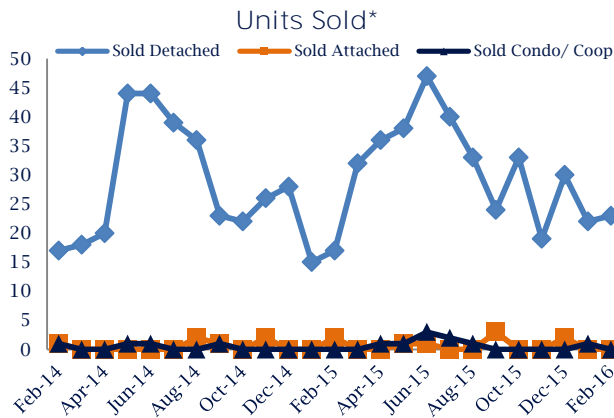


Up 21%  
Vs. Year Ago

Down -25%  
Vs. Year Ago

Up 15%  
Vs. Year Ago

Down -3%  
Vs. Year Ago

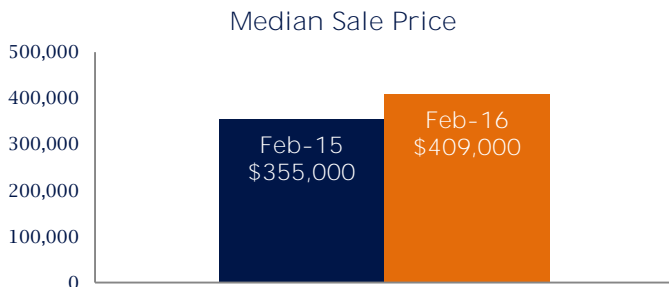
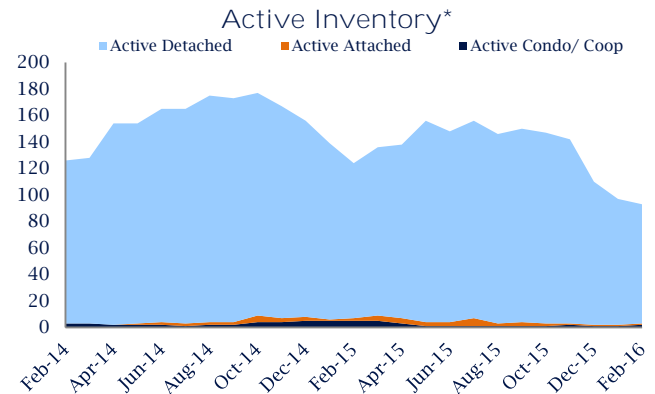


### Units Sold

The number of units sold remained stable in February, with 23 sold this month in Severna Park. This month's total units sold was higher than at this time last year, an increase of 21% versus February 2015.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 25%. The total number of active inventory this February was 93 compared to 124 in February 2015. This month's total of 93 is lower than the previous month's total supply of available inventory of 97, a decrease of 4%.



### Median Sale Price

Last February, the median sale price for Severna Park Homes was \$355,000. This February, the median sale price was \$409,000, an increase of 15% or \$54,000 compared to last year. The current median sold price is 20% 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.

Severna Park are defined as properties listed in zip code/s 21146.

\*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.





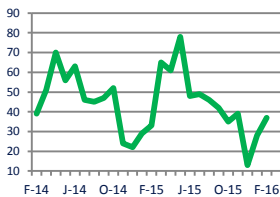
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February 2016

Zip Code(s): 21146

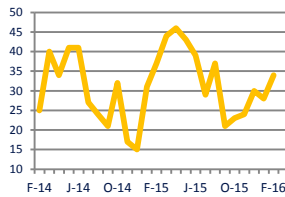
### New Listings

37



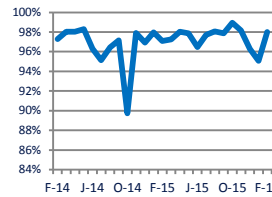
### Current Contracts

34



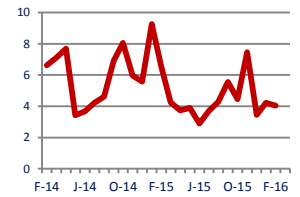
### Sold Vs. List Price

98.0%



### Months of Supply

4.0



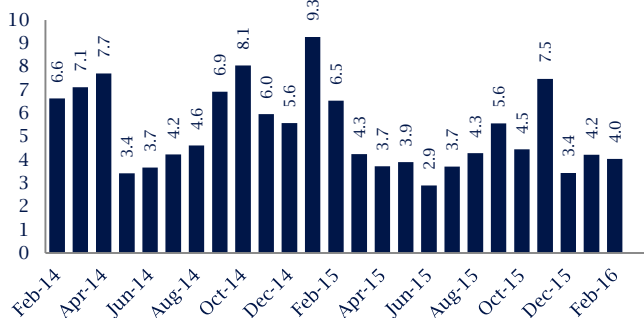
Up 12%  
Vs. Year Ago

Down -8%  
Vs. Year Ago

Up 0.9%  
Vs. Year Ago

Down -38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

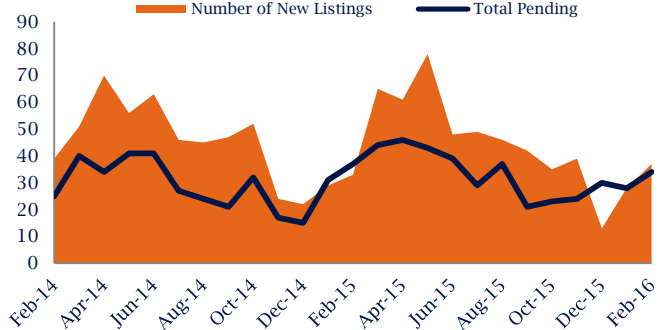
In February, there was 4.0 months of supply available in Severna Park, compared to 6.5 in February 2015. That is a decrease of 38% versus a year ago.

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.

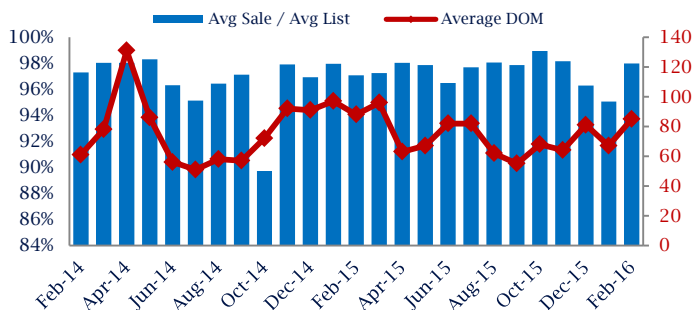
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Severna Park compared to 33 in February 2015, an increase of 12%. There were 34 current contracts pending sale this February compared to 37 a year ago. The number of current contracts is 8% lower 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 Severna Park was 98.0% 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 85, lower than the average last year, which was 88, a decrease of 3%.

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