



Focus On: Westminster and Taneytown Housing Market

February 2016

Zip Code(s): 21157, 21158 and 21787

Units Sold

63

Active Inventory

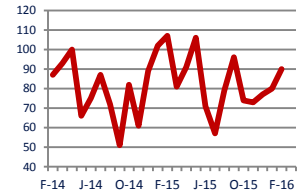
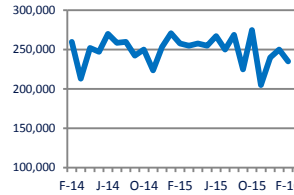
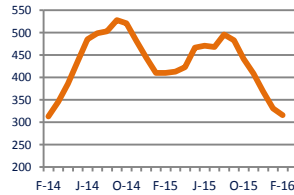
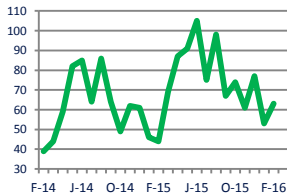
316

Median Sale Price

\$235,000

Days On Market

90

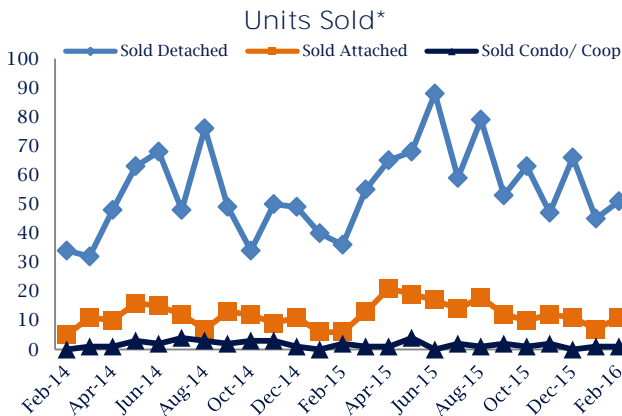


Up  
Vs. Year Ago

Down -23%  
Vs. Year Ago

Down -9%  
Vs. Year Ago

Down -16%  
Vs. Year Ago

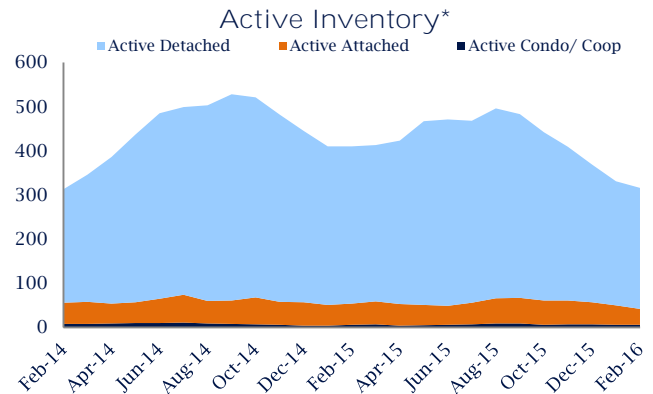


Units Sold

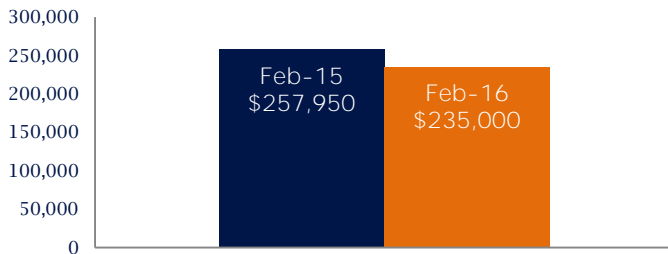
There was an increase in total units sold in February, with 63 sold this month in Westminster and Taneytown. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 23%. The total number of active inventory this February was 316 compared to 410 in February 2015. This month's total of 316 is lower than the previous month's total supply of available inventory of 331, a decrease of 5%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Westminster and Taneytown Homes was \$257,950. This February, the median sale price was \$235,000, a decrease of 9% or \$22,950 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.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

\*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.





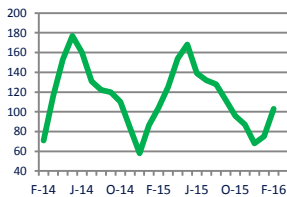
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February 2016

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### New Listings

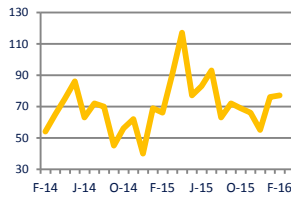
103



Down -1%  
Vs. Year Ago

### Current Contracts

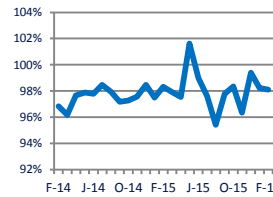
77



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

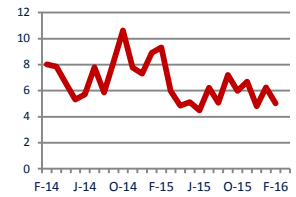
98.1%



No Change  
Vs. Year Ago

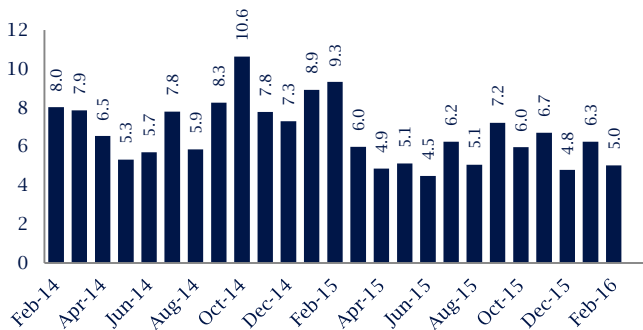
### Months of Supply

5.0



Down -46%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

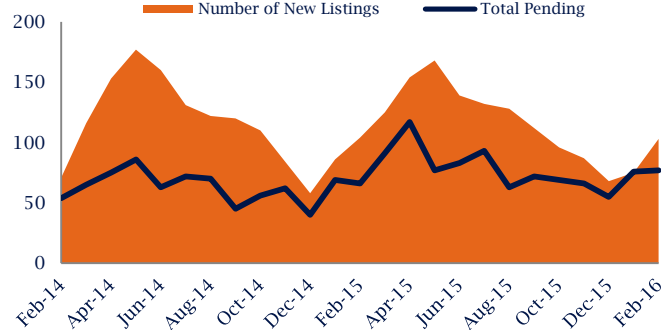
In February, there was 5.0 months of supply available in Westminster and Taneytown, compared to 9.3 in February 2015. That is a decrease of 46% versus a year ago.

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.

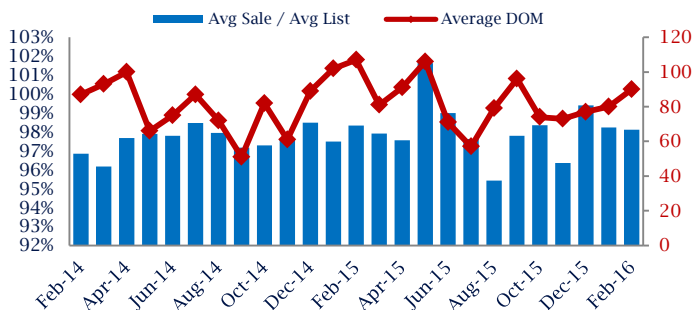
### New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Westminster and Taneytown compared to 104 in February 2015, a decrease of 1%. There were 77 current contracts pending sale this February compared to 66 a year ago. The number of current contracts is 17% 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 Westminster and Taneytown was 98.1% 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 90, lower than the average last year, which was 107, a decrease of 16%.

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