



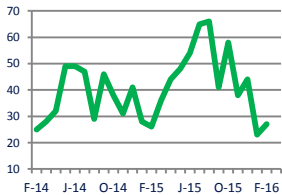
## Focus On: Abingdon Housing Market

February 2016

Zip Code(s): 21009

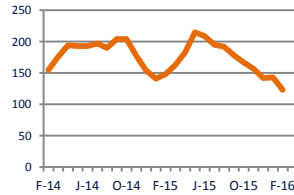
### Units Sold

27



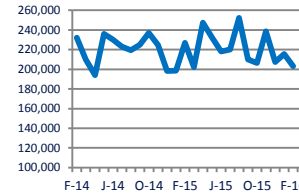
### Active Inventory

123



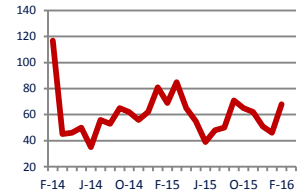
### Median Sale Price

\$203,000



### Days On Market

68

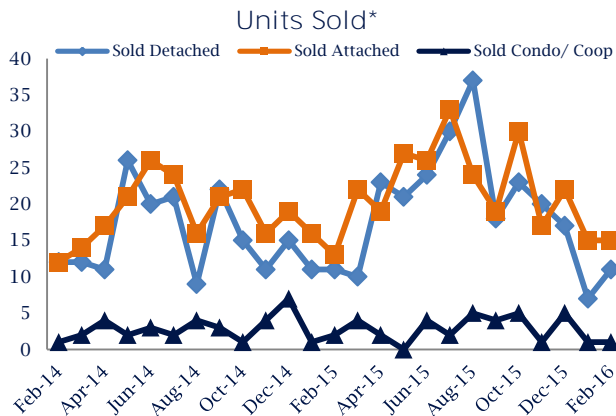


Up 4%  
Vs. Year Ago

Down -17%  
Vs. Year Ago

Down -11%  
Vs. Year Ago

Down -1%  
Vs. Year Ago

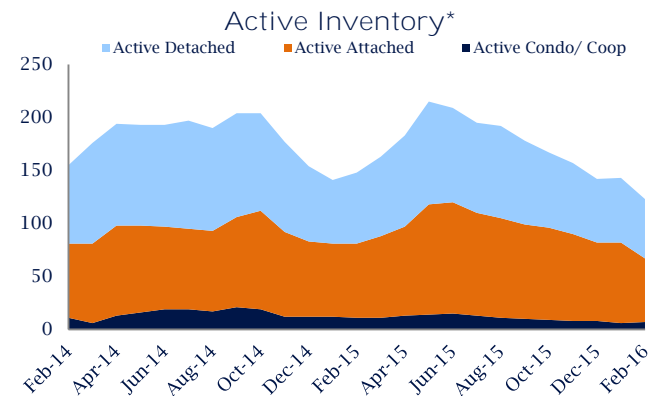


### Units Sold

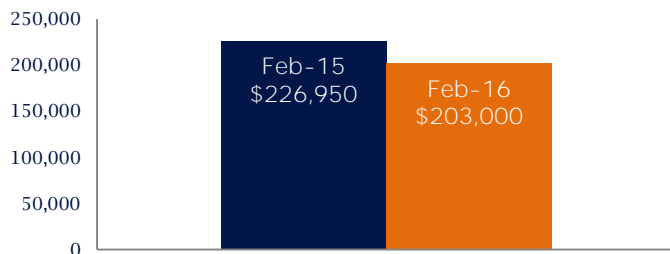
There was an increase in total units sold in February, with 27 sold this month in Abingdon versus 23 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 4% versus February 2015.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 17%. The total number of active inventory this February was 123 compared to 148 in February 2015. This month's total of 123 is lower than the previous month's total supply of available inventory of 143, a decrease of 14%.



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Abingdon Homes was \$226,950. This February, the median sale price was \$203,000, a decrease of 11% or \$23,950 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.

Abingdon are defined as properties listed in zip code/s 21009.

\*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.



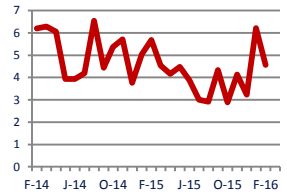
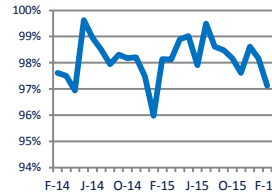
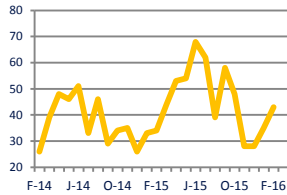
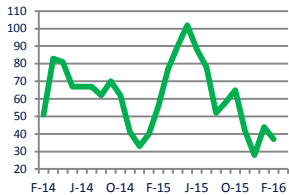


# Focus On: Abingdon Housing Market

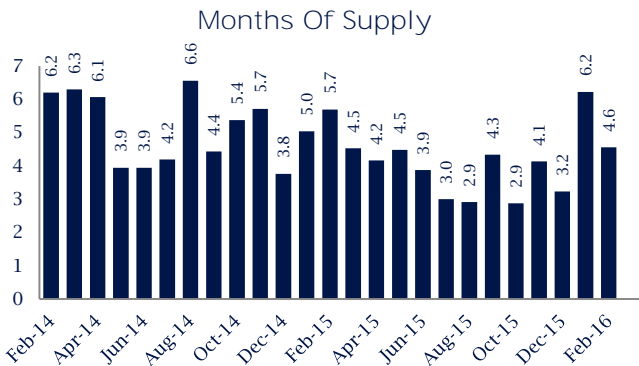
February 2016

Zip Code(s): 21009

<b>New Listings</b> 37	<b>Current Contracts</b> 43	<b>Sold Vs. List Price</b> 97.1%	<b>Months of Supply</b> 4.6
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Down -34% Vs. Year Ago	Up 26% Vs. Year Ago	Down -1% Vs. Year Ago	Down -20% Vs. Year Ago
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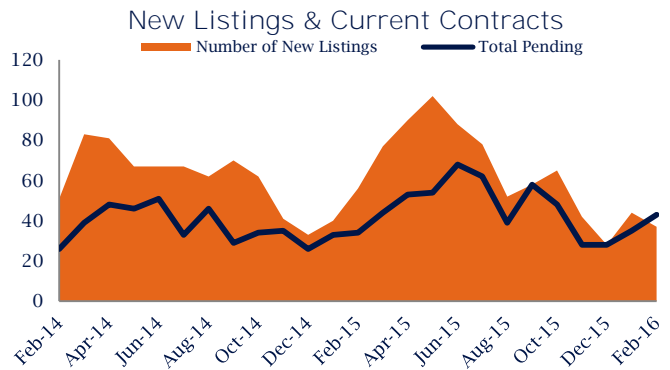
## Months of Supply

In February, there was 4.6 months of supply available in Abingdon, compared to 5.7 in February 2015. That is a decrease of 20% versus a year ago.

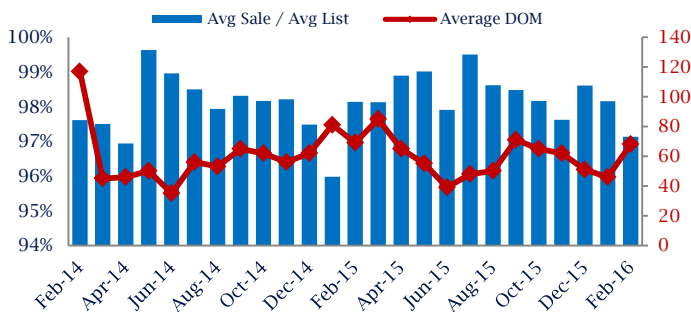
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Abingdon compared to 56 in February 2015, a decrease of 34%. There were 43 current contracts pending sale this February compared to 34 a year ago. The number of current contracts is 26% higher than last February.



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Abingdon was 97.1% of the average list price, which is 1.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 69, a decrease of 1%.

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