

8713 Belair Rd, Nottingham MD 21236



Prepared by Mary Dalnekoff at EA Realty, LLC

 Meyers Index Rating

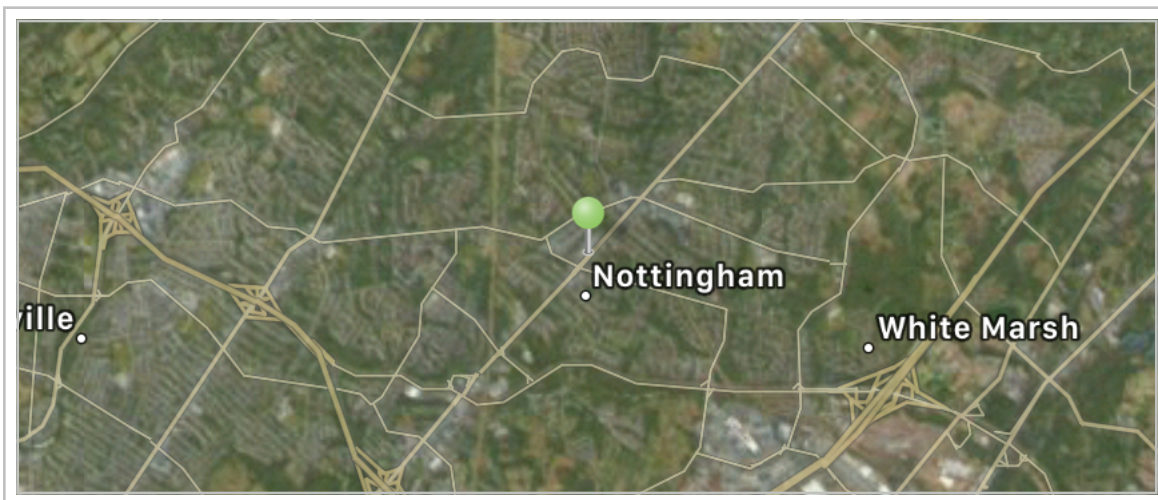
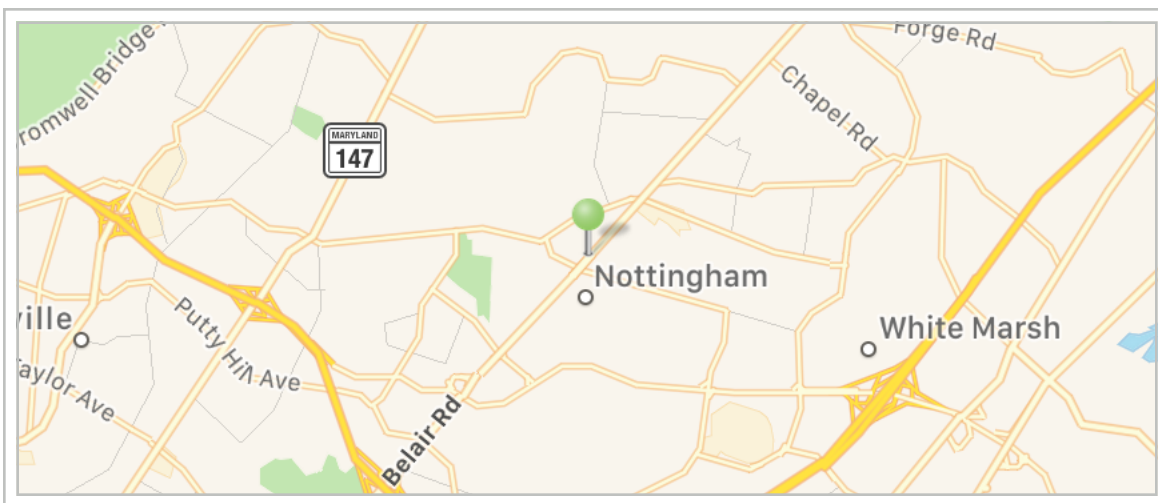
MARYLAND

430



8713 Belair Rd, Nottingham MD 21236

39.3926N -76.4876W



Baltimore-Columbia-Towson CBSA Metro Area

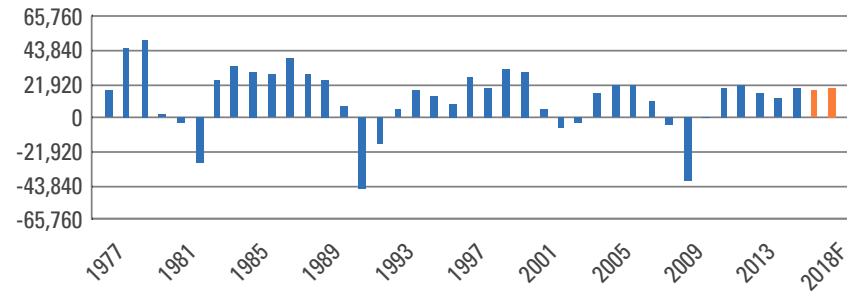
JOB GROWTH year-over-year

■ Nov. 2016 Job Growth:

23,700 new jobs

■ 2017 Job Forecast:

18,197 new jobs



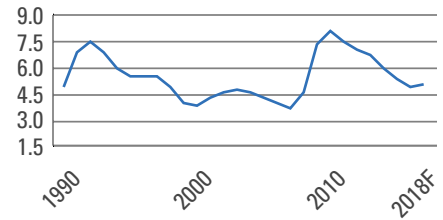
UNEMPLOYMENT RATE

■ Oct. 2016 Unemployment:

4.4% ↑

■ Unemployment 2017 Forecast:

4.9% ↑



Baltimore County

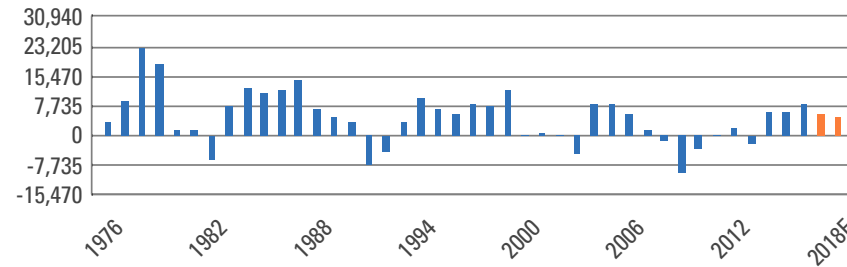
JOB GROWTH year-over-year

■ Dec. 2016 Job Growth:

7,790 new jobs

■ 2017 Job Forecast:

5,332 new jobs

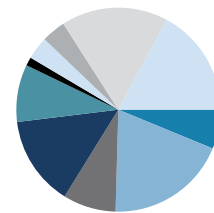


TOP EMPLOYERS

employees

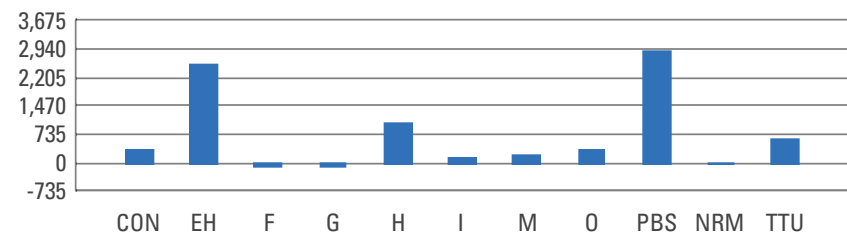
Giant Food Stores LLC	27,000
John Hopkins Medical Institutions	22,000
MedStar Health	22,000
Black & Decker Corp	22,000
John Hopkins University	15,759

EMPLOYMENT BY SECTOR



6.2%	Construction (CON)	3.6%	Manufacturing (M)
19.2%	Education & Health (EH)	3.8%	Other (O)
8.4%	Finance (F)	16.9%	Professional & Business Services (PBS)
14.2%	Government (G)	0.0%	Natural Resource Mining (NRM)
9.1%	Hospitality (H)	17.2%	Trade, Transport & Utilities (TTU)
1.3%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

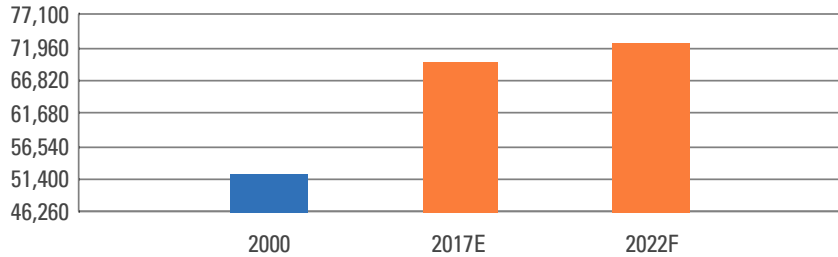


Zip Code 21236

HOUSEHOLD INCOME

2017E Median Household Incomes:

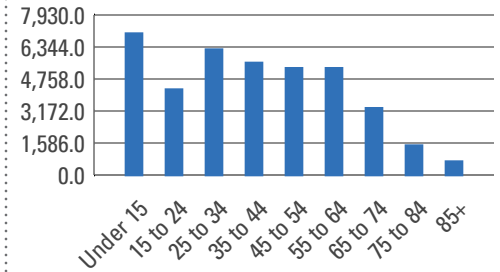
\$69,874



POPULATION BY AGE

2017E Median Age:

38 year **6** month



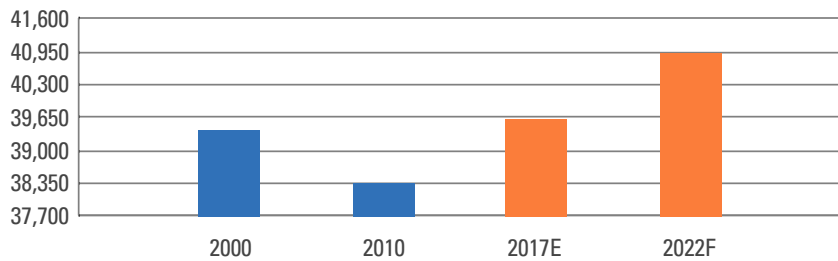
POPULATION GROWTH

2017E Population Growth:

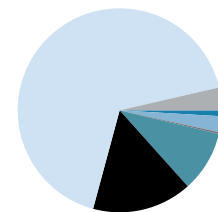
0.20%

2022F Population Growth:

0.66%



ETHNICITY



- 0.9% Others
- 2.5% Two Plus
- 0.2% American Indian
- 0.0% Pacific Islander
- 9.6% Asian
- 15.8% Black
- 67.2% White
- 3.6% Hispanic

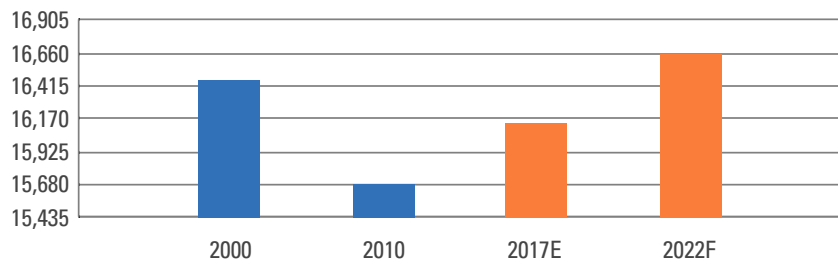
HOUSEHOLD GROWTH

2017E Household Growth:

-0.11%

2022F Household Growth:

0.64%



SCHOOLS

School	score
Perry Hall Elementary School	6/10
Perry Hall Middle School	9/10
Perry Hall High School	4/10

CRIME RATE per 1,000 people

21236 Maryland

Total Crime Rate:

18.84 29.54

Violent Crime Rate:

2.23 4.46

Property Rate:

17.87 25.08

WALKABILITY

Walk Score: **23/100**

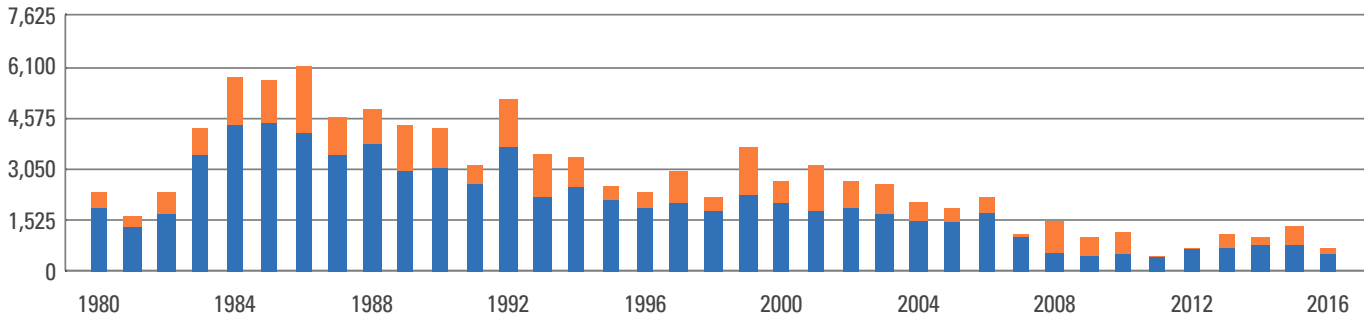
Baltimore County

PERMITS last twelve months

Nov. 2016 Total Residential Permits:

704

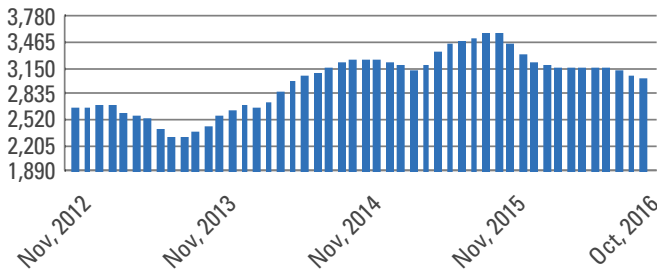
■ Single-family ■ Multifamily



NUMBER OF LISTINGS

Oct. 2016 # of Listings:

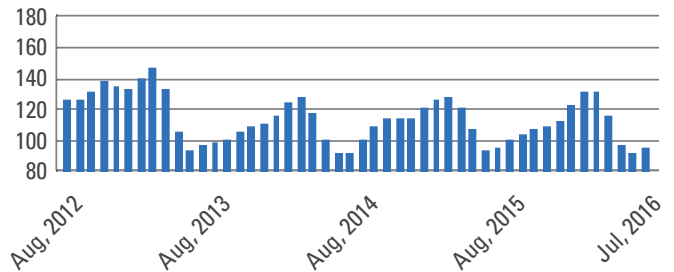
2,999 listings



DAYS ON MARKET

Jul. 2016 Days on Market:

94 days



City of Nottingham

PERMITS last twelve months

Nov. 2016 Total Residential Permits:

N/A

NEARBY PROJECTS



Active Project

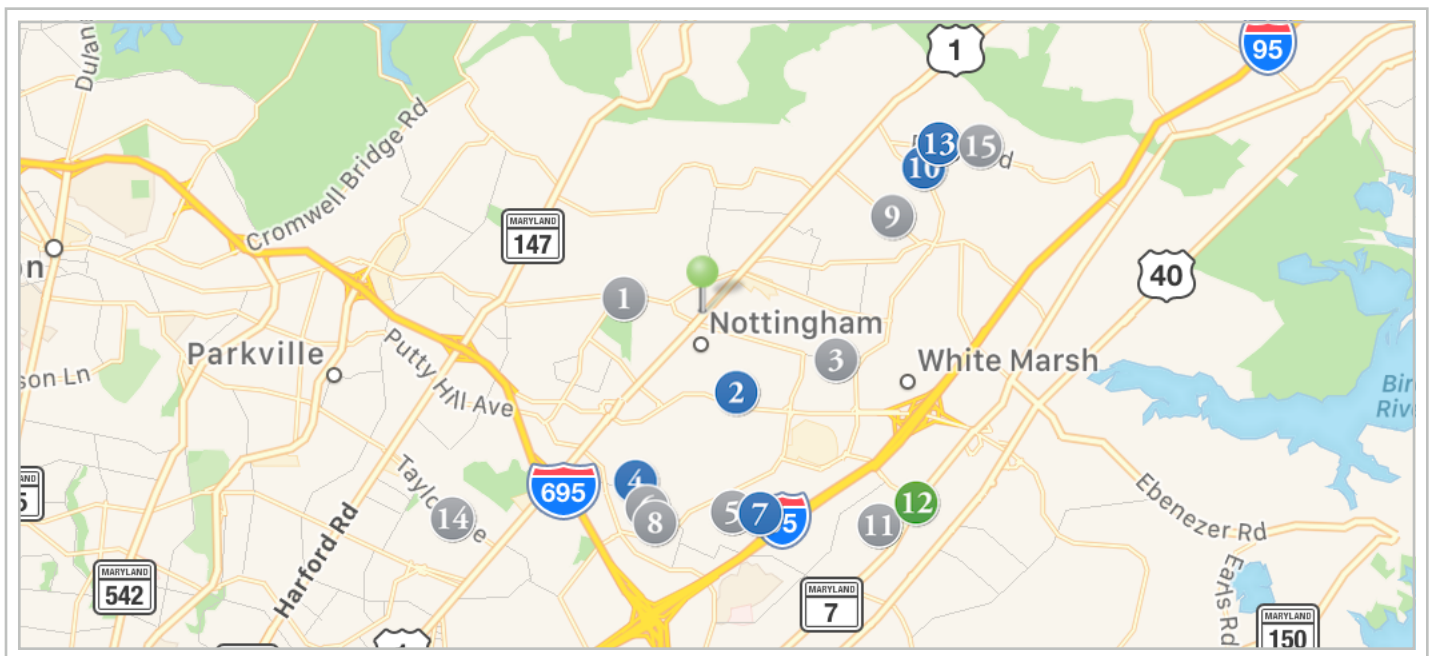


Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Perry Meadows	Ryland Homes	1937-2531	\$349,990 - \$401,990	Detached
2	Cillian's Crossing	Procopio Family Homes	1700-1700	\$349,990 - \$349,990	Attached
3	Weitz Manor	Procopio Family Homes	2100-2500	\$399,990 - \$419,990	Detached
4	Kiefer Ridge	Procopio Family Homes	2120-2120	\$369,990 - \$399,990	Detached
5	McNeal Farm	Ryan Homes	1509-1952	\$389,990 - \$434,990	Detached
6	Ridge View	Huhra Homes	2441-2441	\$399,900 - \$399,900	Detached
7	Shirley Ridge	Gemcraft Homes	1250-2445	\$429,990 - \$494,990	Detached
8	Shadow Knoll	Ryan Homes	1952-3060	\$379,990 - \$433,990	Detached
9	Reserve At Camp Chapel	D.R. Horton	2143-3009	\$471,990 - \$505,990	Detached
10	Bishops Meadow	Richmond American Homes	2658-3353	\$509,990 - \$539,990	Detached
11	Ravenswood Estates	Huhra Homes	3064-3945	\$384,900 - \$449,900	Detached
12	Ravenhurst	CalAtlantic Homes	N/A	N/A	Attached
13	Bishops Landing	Richmond American Homes	2706-3122	\$539,990 - \$554,990	Detached
14	Taylor's Landing	Huhra Homes	1623-1623	\$304,900 - \$304,900	Detached
15	Forge Meadows	The Keelty Company	2200-2800	\$449,900 - \$495,900	Detached



Baltimore County

Total Home Closings last twelve months

Nov. 2016 Total Home Closings:

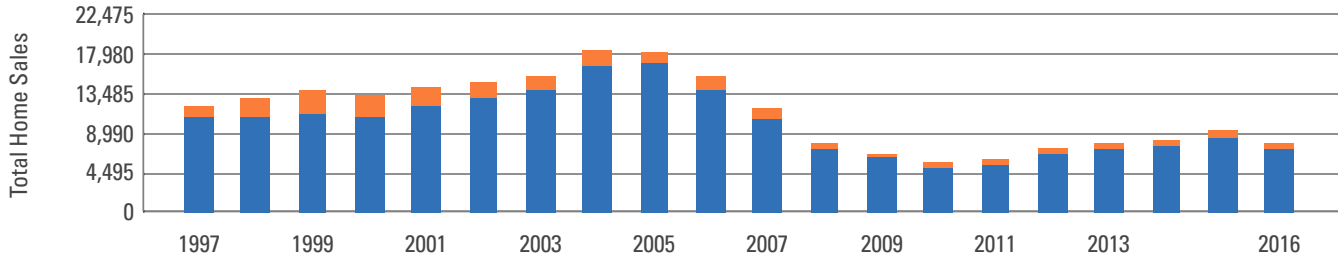
7,826

Nov. 2016 Total Existing Closings:

7,233

Nov. 2016 Total New Closings:

593



City of Nottingham

Total Home Closings last twelve months

Nov. 2016 Total Home Closings:

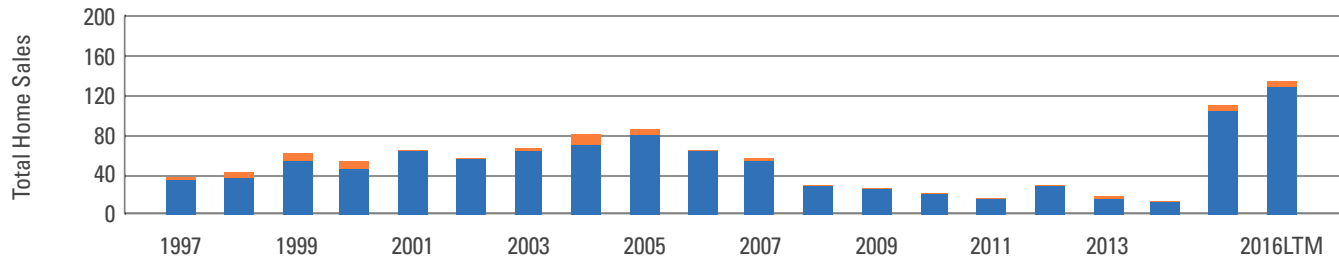
136

Nov. 2016 Total Existing Closings:

130

Nov. 2016 Total New Closings:

6



21236 Zip Code

Total Home Closings last twelve months

Nov. 2016 Total Home Closings:

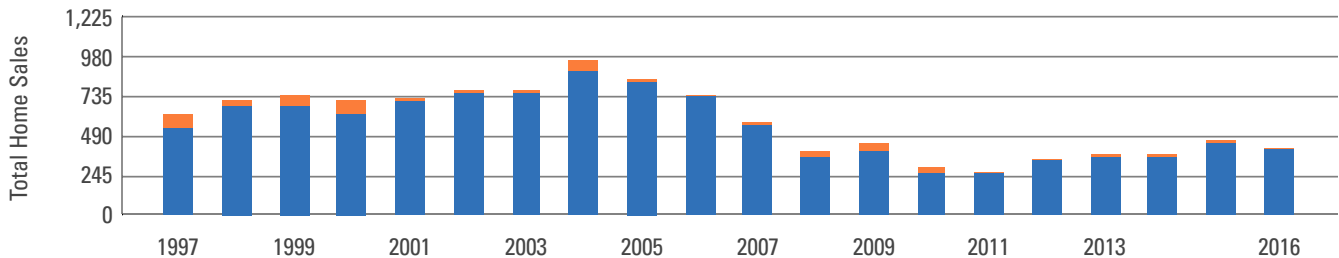
422

Nov. 2016 Total Existing Closings:

410

Nov. 2016 Total New Closings:

12



City Of Nottingham

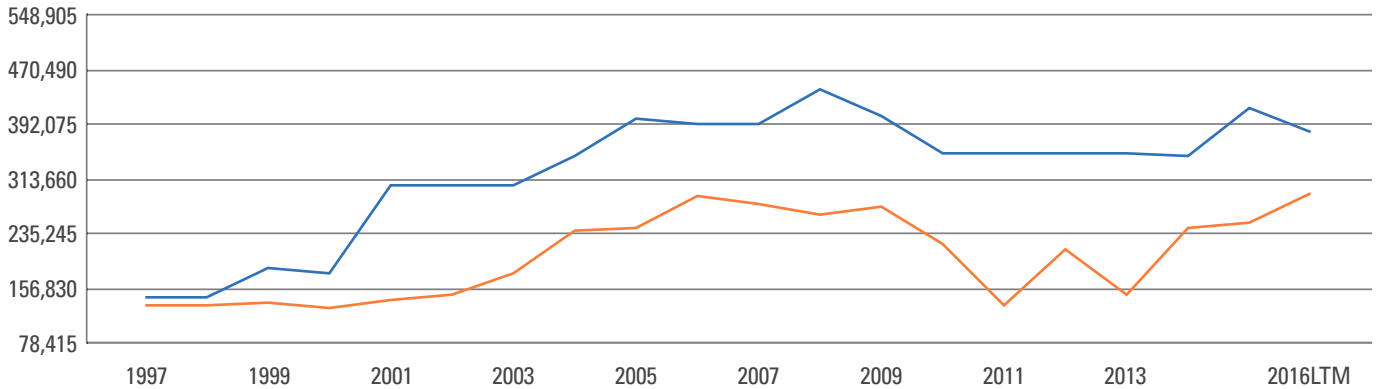
CLOSING HOME PRICE

■ Nov. 2016 Median Detached New:

\$382,604

■ Nov. 2016 Median Detached Existing:

\$295,705



21236 Zip Code

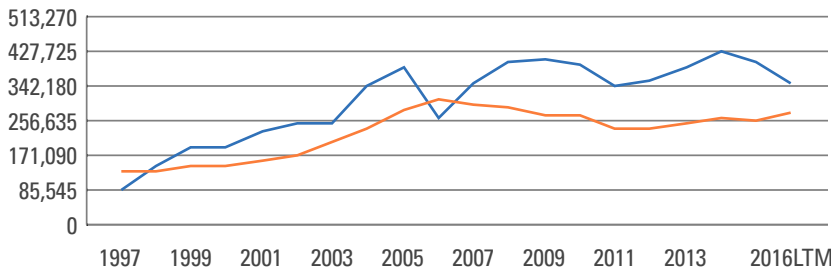
CLOSING HOME PRICE

■ Nov. 2016 Median SFD New:

\$354,186

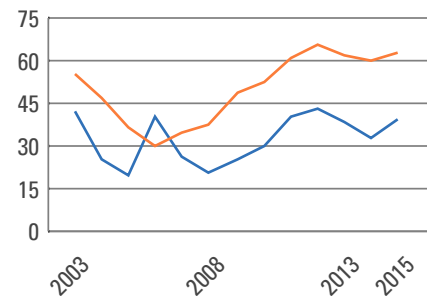
■ Nov. 2016 Median SFD Existing:

\$277,650



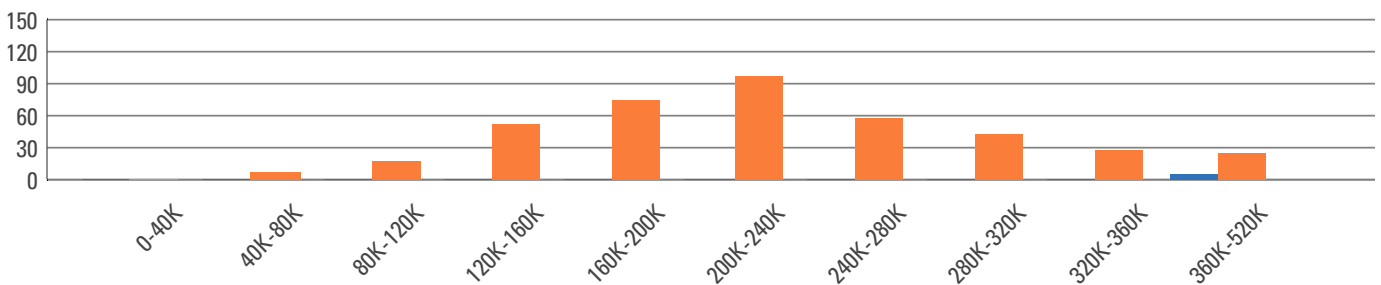
DETACHED AFFORDABILITY

■ New ■ Existing



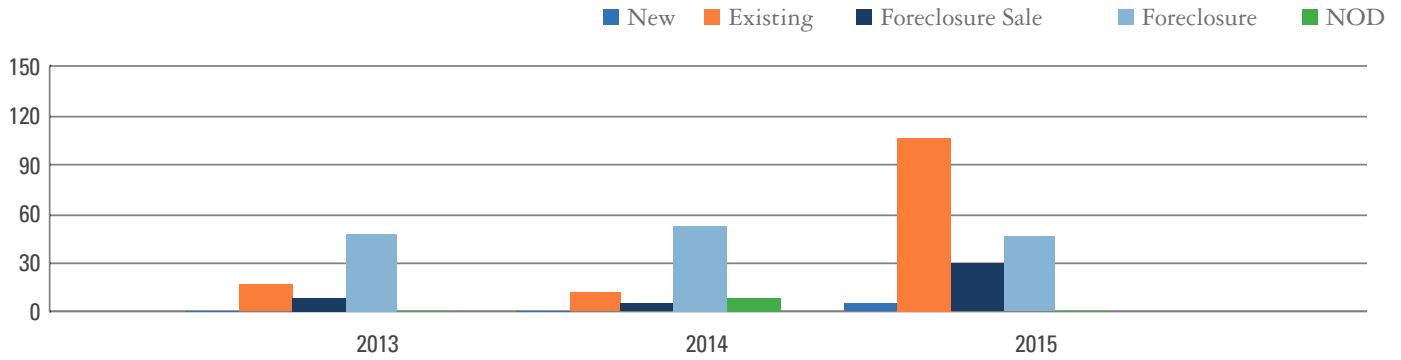
CLOSINGS BY PRICE RANGE last twelve months

■ New ■ Existing



City of Nottingham

HOUSING TRANSACTION VOLUME BY TYPE last twelve months



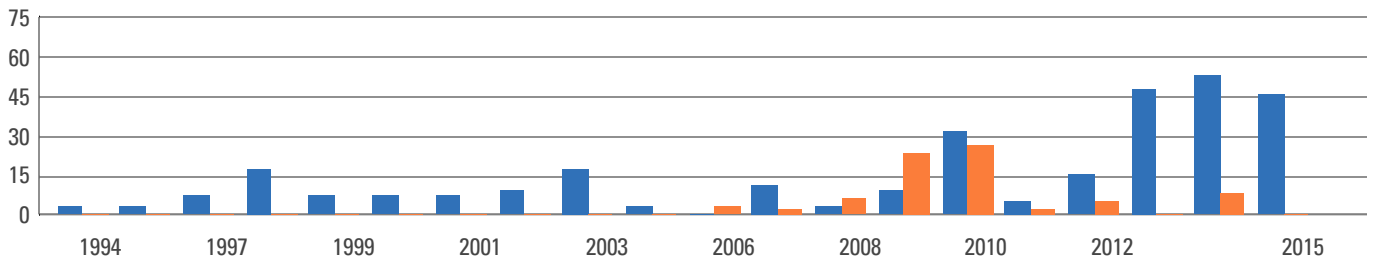
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Nov. 2016 Total Foreclosures:

N/A

■ Nov. 2016 Notices of Default:

N/A



21236 Zip Code

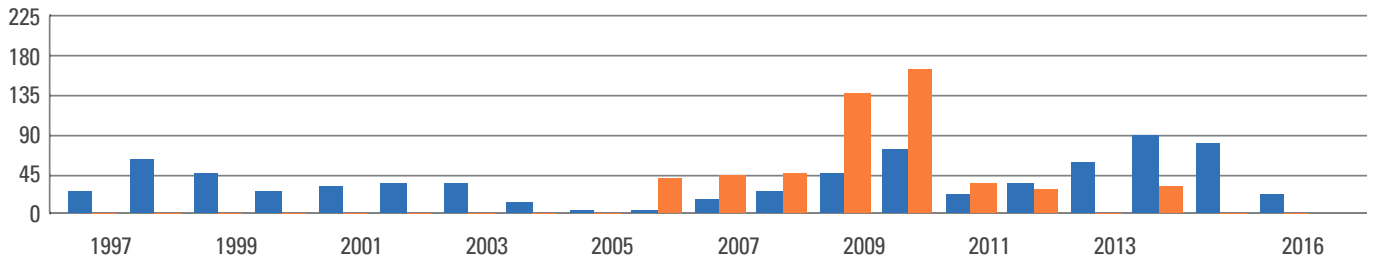
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Nov. 2016 Total Foreclosures:

22

■ Nov. 2016 Notices of Default:

N/A



ABOUT

Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 80 experts in 9 offices across the country.

DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, Nielsen Claritas, Public Record Data, Moody's Analytics, Great Schools, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers, Meyers Research and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Meyers Index

The Meyers Index is a proprietary index that produces a score ranging from 0 to 1,000 for a geographic area, ranging from the nation to a specific zip code. A higher index score captures the desirability of housing development for the selected area and is calculated using specific data sets

weighted to interpret the strength of the market. Such metrics include price appreciation, sales activity, permit activity, demographic growth, household income levels, school scores, and affordability.

Walk Score

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at <https://www.walkscore.com/methodology.shtml>.

Score ranges:

- 0-49 - car dependent area
- 50-69 - somewhat walkable
- 90-100 - daily errands do not require a car.

Definitions

- CM - Current Month
- E - Estimated
- F - Forecast
- LTM - Last 12 Months



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