

Chesaco Ave & McCormick Ave, Baltimore MD 21206



Prepared by Mary Dalnekoff at EA Realty, LLC

 Meyers Index Rating

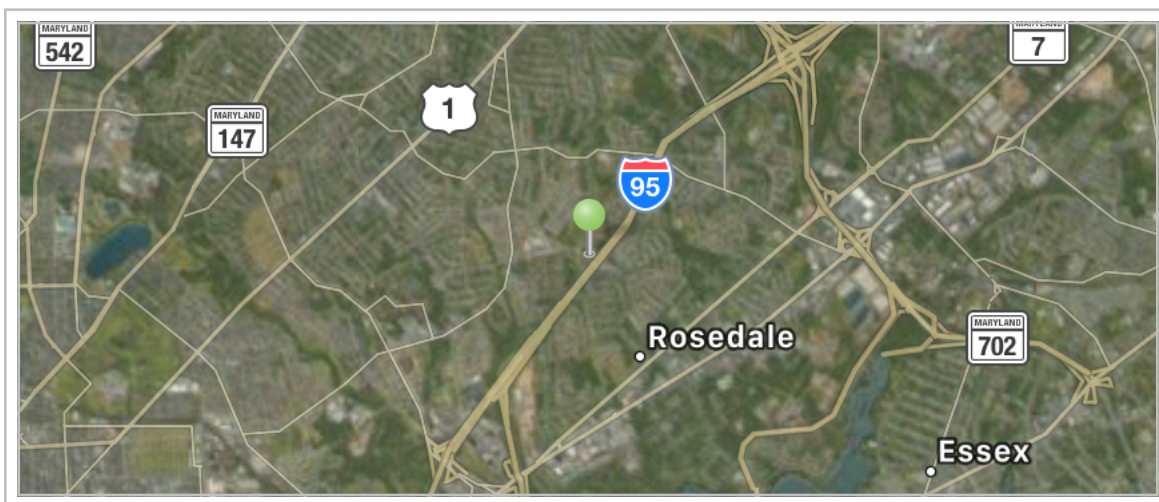
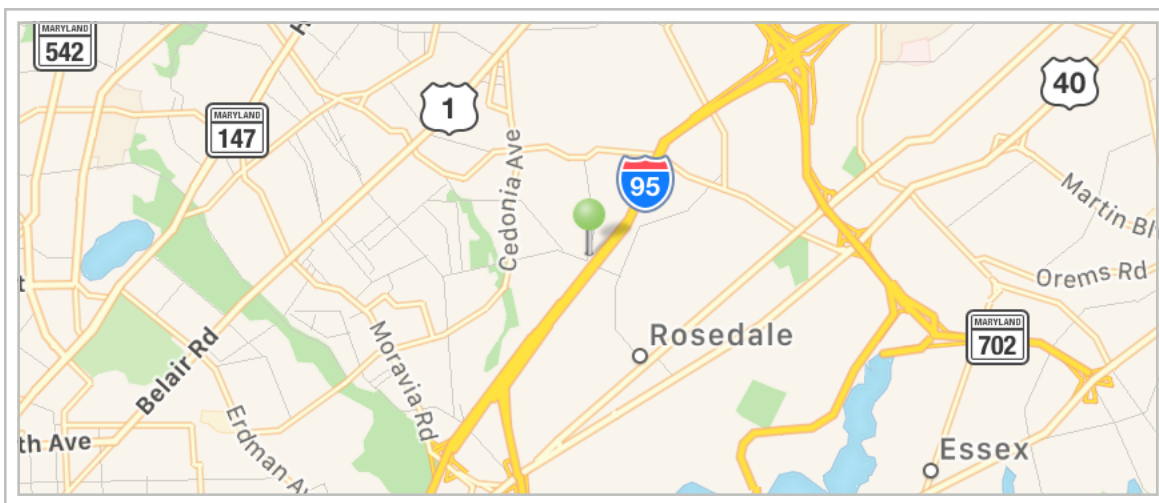
MARYLAND

430



Chesaco Ave & McCormick Ave, Baltimore MD 21206

39.3308N -76.5229W



Baltimore-Columbia-Towson CBSA Metro Area

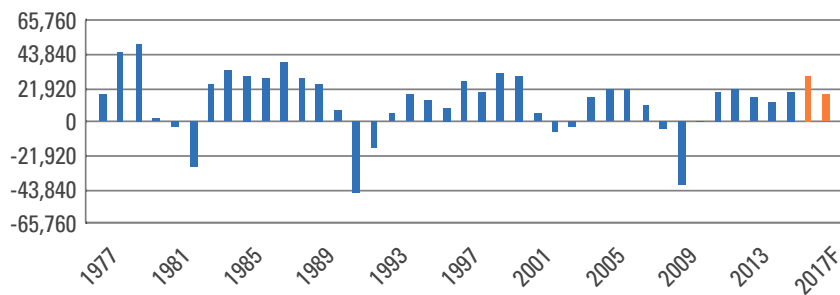
JOB GROWTH year-over-year

■ Sep. 2016 Job Growth:

31,700 new jobs

■ 2016 Job Forecast:

30,199 new jobs



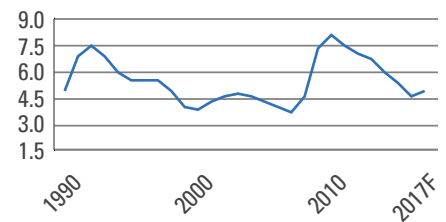
UNEMPLOYMENT RATE

■ Sep. 2016 Unemployment:

4.3% ↓

■ Unemployment 2016 Forecast:

4.6% ↓



Baltimore city County

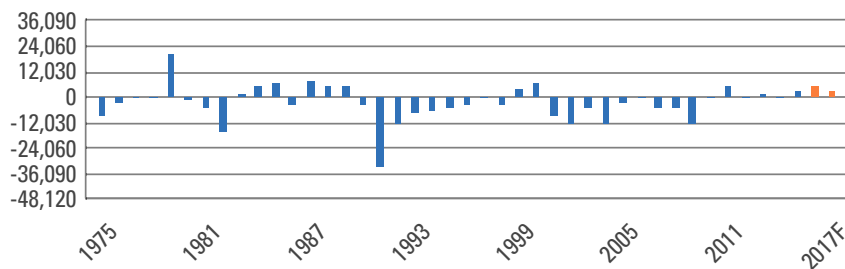
JOB GROWTH year-over-year

■ Nov. 2016 Job Growth:

5,349 new jobs

■ 2016 Job Forecast:

5,754 new jobs

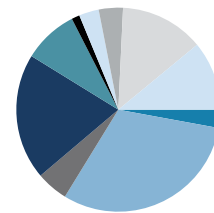


TOP EMPLOYERS

employees

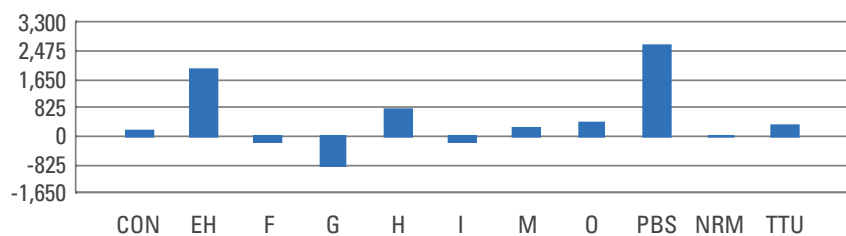
Baltimore Gas & Electric Co	1,000+
Bon Secours Hospital	1,000+
Columbia Flier	1,000+
Exelon	1,000+
H&S Bakery Inc	1,000+

EMPLOYMENT BY SECTOR



2.9%	Construction (CON)	3.1%	Manufacturing (M)
30.9%	Education & Health (EH)	3.8%	Other (O)
5.0%	Finance (F)	13.3%	Professional & Business Services (PBS)
20.0%	Government (G)	0.0%	Natural Resource Mining (NRM)
8.7%	Hospitality (H)	11.0%	Trade, Transport & Utilities (TTU)
1.3%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

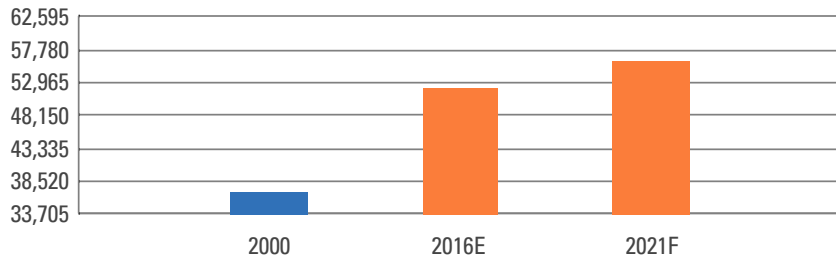


Zip Code 21206

HOUSEHOLD INCOME

2016E Median Household Incomes:

\$52,206



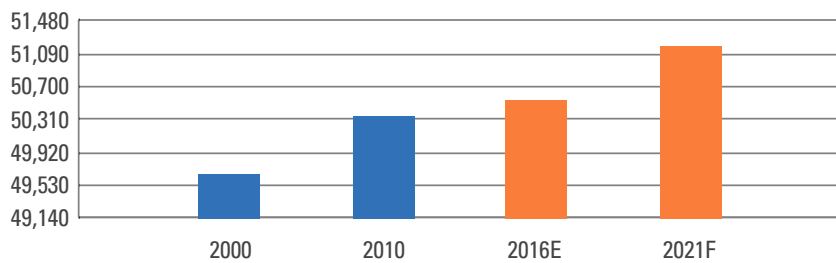
POPULATION GROWTH

2016E Population Growth:

0.02%

2021F Population Growth:

0.26%



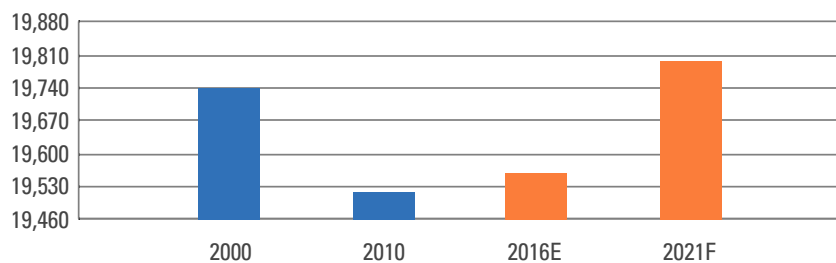
HOUSEHOLD GROWTH

2016E Household Growth:

-0.06%

2021F Household Growth:

0.24%



CRIME RATE per 1,000 people

21206 Maryland

Total Crime Rate:

66.19 29.54

Violent Crime Rate:

10.24 4.46

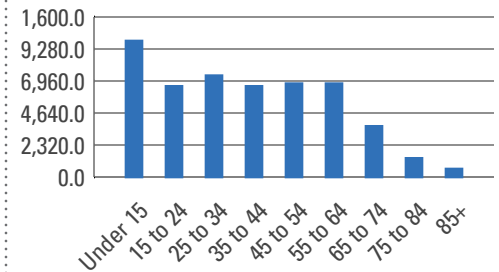
Property Rate:

40.59 25.08

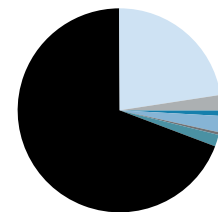
POPULATION BY AGE

2016E Median Age:

36 year 6 month



ETHNICITY



SCHOOLS

score

McCormick Elementary School 3/10

Golden Ring Middle School 2/10

Overlea High School And Academy Of Finance 2/10

WALKABILITY

Walk Score:

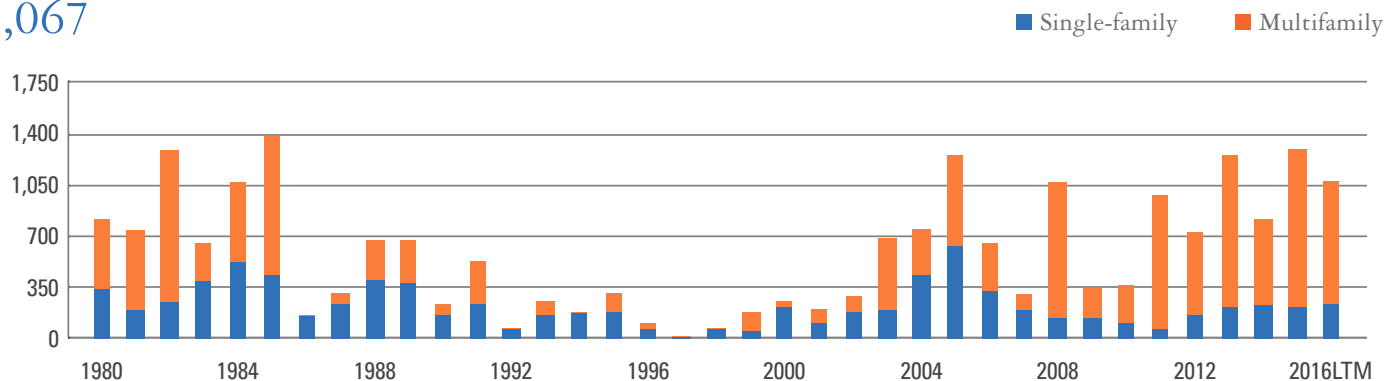
43/100

Baltimore city County

PERMITS last twelve months

Oct. 2016 Total Residential Permits:

1,067

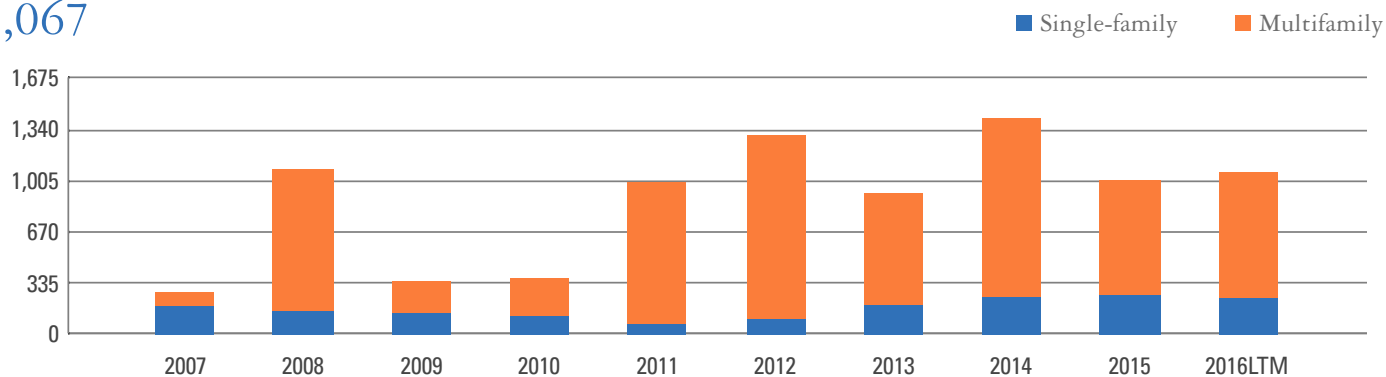


City of Baltimore

PERMITS last twelve months

Oct. 2016 Total Residential Permits:

1,067



NEARBY PROJECTS



Active Project

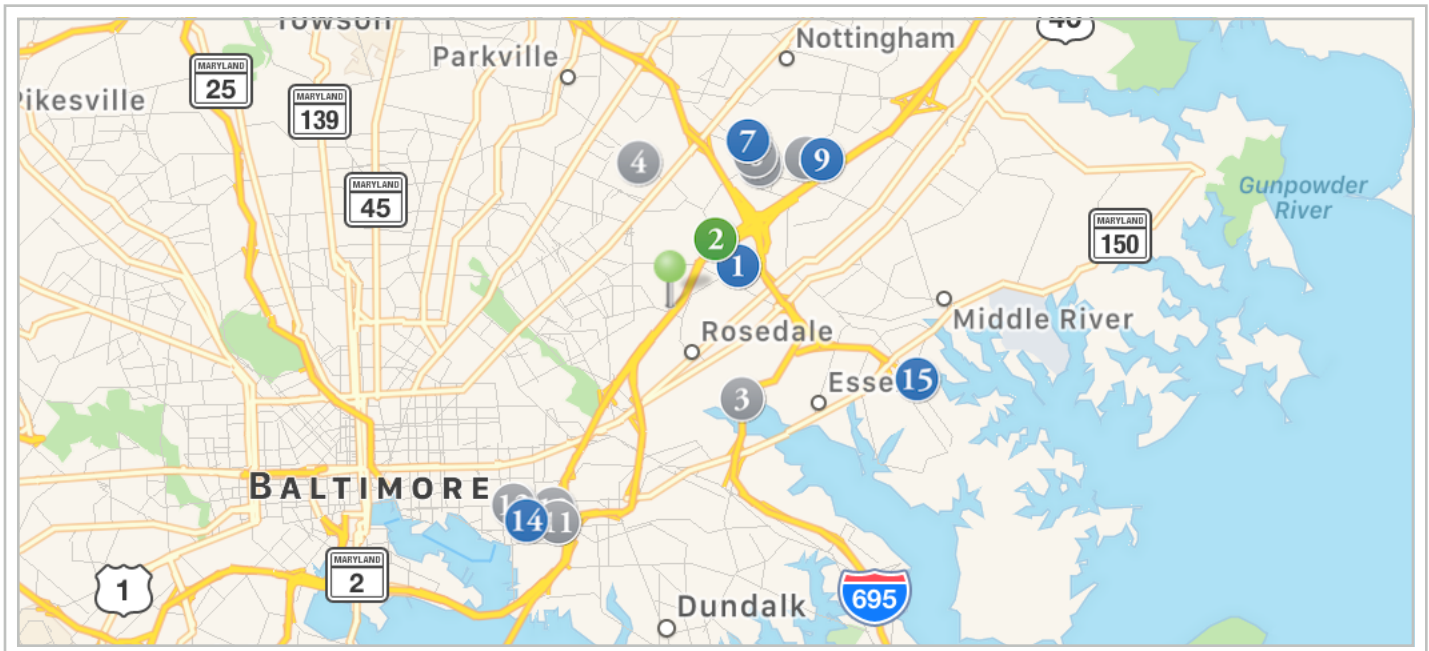


Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Brandywine	Beazer Homes	1850-1895	\$254,990 - \$256,990	Attached
2	Hidden Meadows	K. Hovnanian Homes	N/A	N/A	Attached
3	Chesaco Park	Huhra Homes	1554-2590	\$295,900 - \$379,000	Detached
4	Taylors Landing	Huhra Homes	1623-1623	\$304,900 - \$304,900	Detached
5	Shadow Knoll	Ryan Homes	1952-3060	\$379,990 - \$433,990	Detached
6	Ridge View	Huhra Homes	2441-2441	\$399,900 - \$399,900	Detached
7	Kiefer Ridge	Procopio Family Homes	2120-2120	\$369,990 - \$399,990	Detached
8	McNeal Farm	Ryan Homes	1509-1952	\$389,990 - \$434,990	Detached
9	Shirley Ridge	Gemcraft Homes	1250-2445	\$429,990 - \$494,990	Detached
10	O'donnell Square	Ryan Homes	1391-2158	\$359,990 - \$378,990	Attached
11	Athena Square	Metroscape Development	1400-1400	\$246,000 - \$289,000	Attached
12	Canton Heights	Metroscape Development	2104-2800	\$334,900 - \$349,900	Attached
13	Knightsview Lofts	Metroscape Development	2000-2700	\$374,900 - \$449,900	Attached
14	Merchant Hill	Merchant Homes	2350-2550	\$645,000 - \$810,000	Attached
15	Renaissance Square	Mark Building Company...	1500-2500	\$278,000 - \$345,000	Attached



Baltimore city County

Total Home Closings last twelve months

Oct. 2016 Total Home Closings:

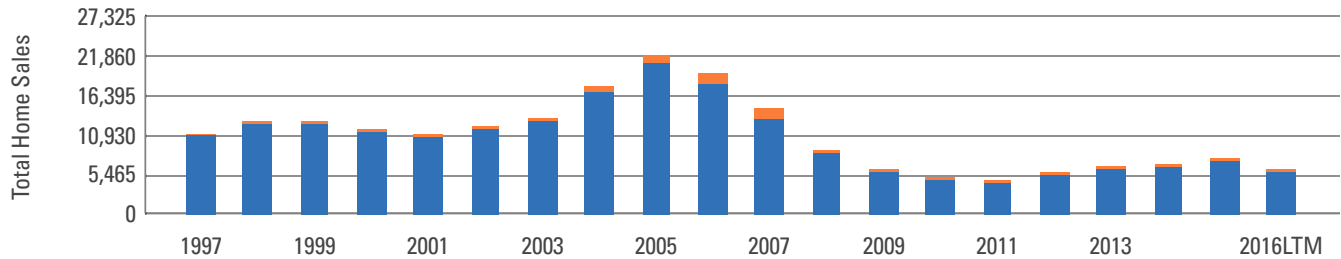
6,154

Oct. 2016 Total Existing Closings:

5,841

Oct. 2016 Total New Closings:

313



City of Baltimore

Total Home Closings last twelve months

Oct. 2016 Total Home Closings:

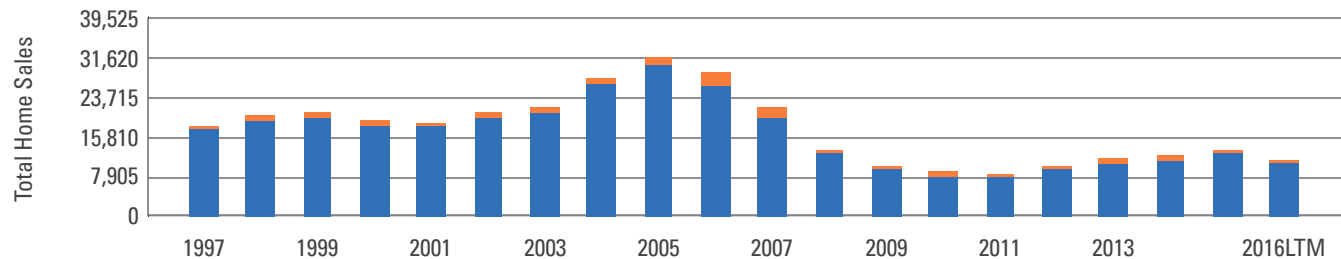
11,081

Oct. 2016 Total Existing Closings:

10,491

Oct. 2016 Total New Closings:

590



21206 Zip Code

Total Home Closings last twelve months

Oct. 2016 Total Home Closings:

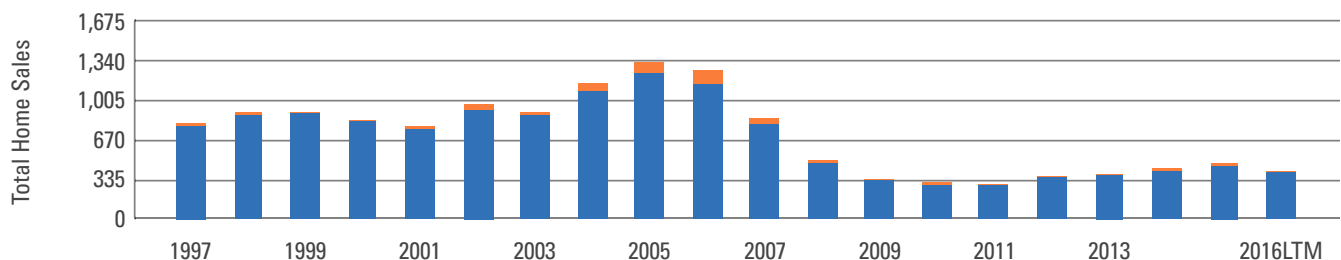
414

Oct. 2016 Total Existing Closings:

397

Oct. 2016 Total New Closings:

17



City Of Baltimore

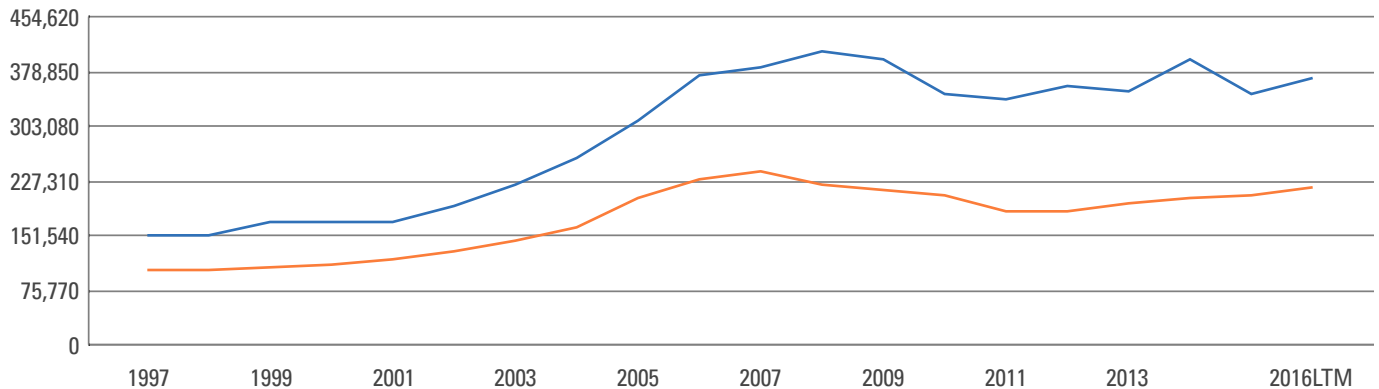
CLOSING HOME PRICE

■ Oct. 2016 Median Detached New:

\$372,686

■ Oct. 2016 Median Detached Existing:

\$218,195



21206 Zip Code

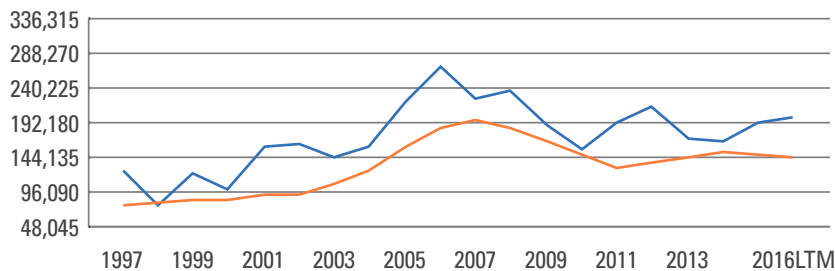
CLOSING HOME PRICE

■ Oct. 2016 Median SFD New:

\$201,207

■ Oct. 2016 Median SFD Existing:

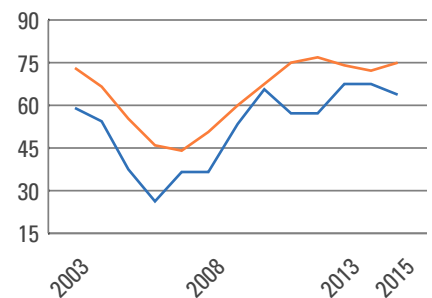
\$146,665



DETACHED AFFORDABILITY

■ New

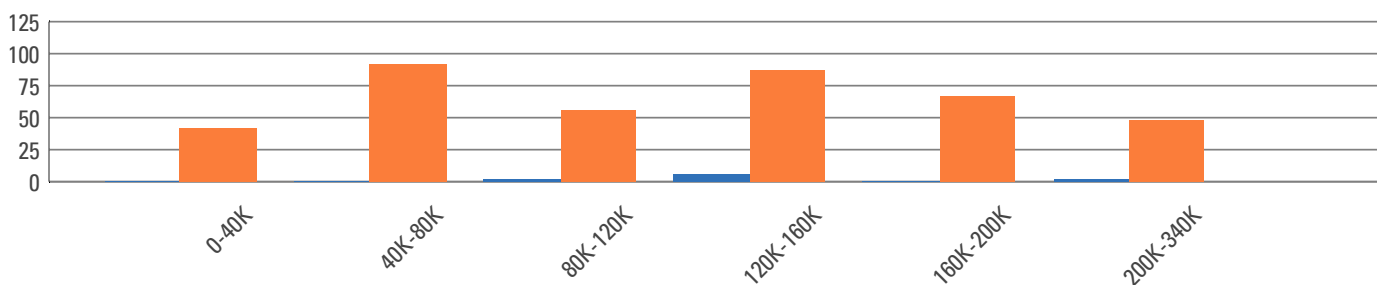
■ Existing



CLOSINGS BY PRICE RANGE last twelve months

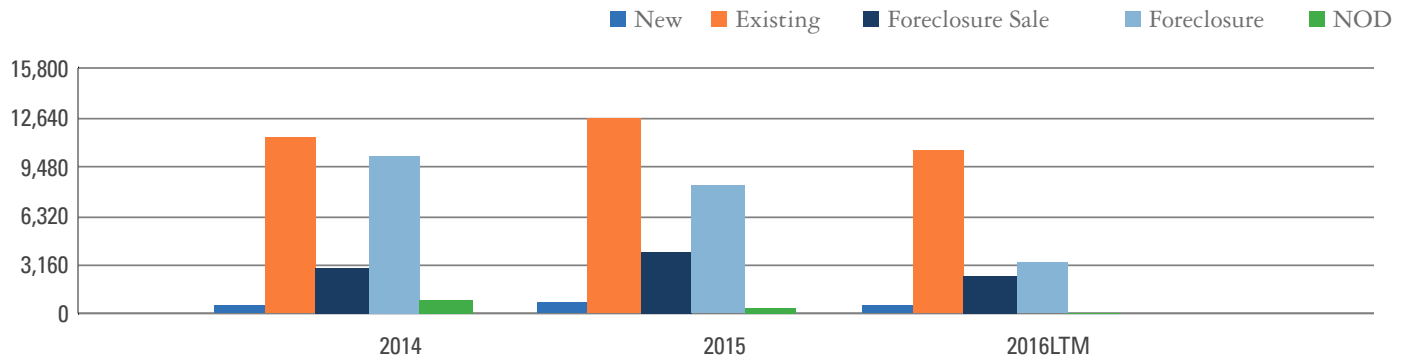
■ New

■ Existing



City of Baltimore

HOUSING TRANSACTION VOLUME BY TYPE last twelve months



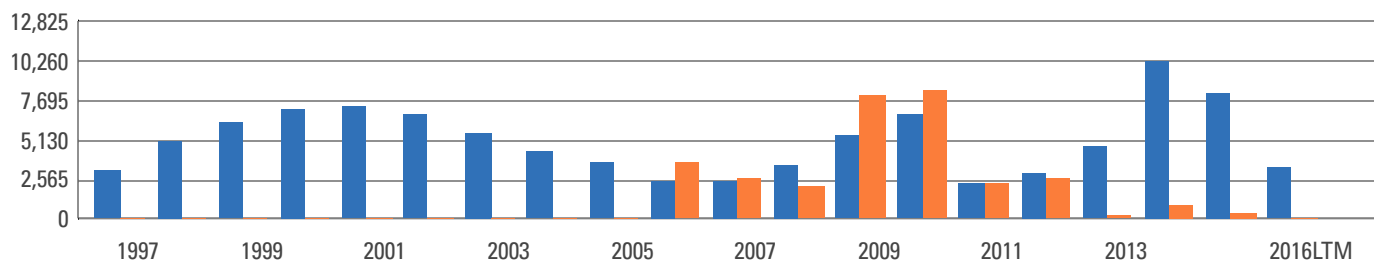
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Oct. 2016 Total Foreclosures:

3,344

■ Oct. 2016 Notices of Default:

40



21206 Zip Code

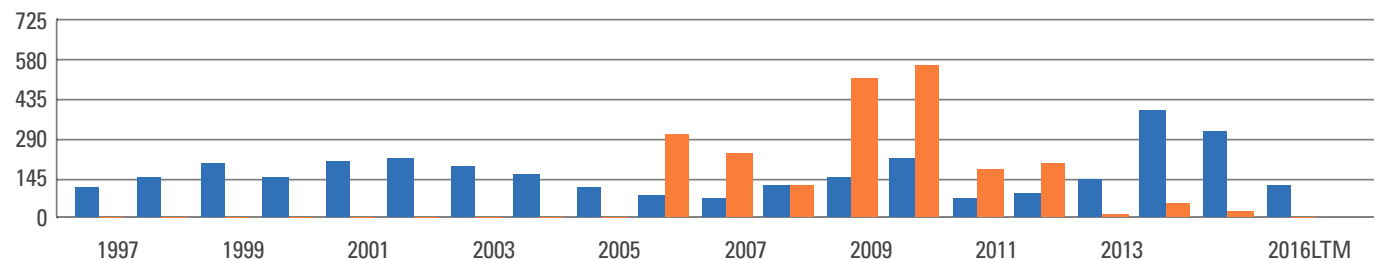
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Oct. 2016 Total Foreclosures:

118

■ Oct. 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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