

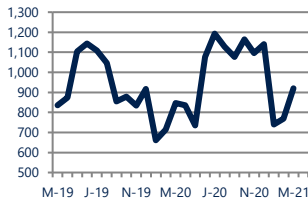


Focus On: **Baltimore County Housing Market**

March 2021

Units Sold

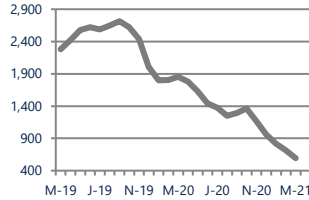
920



Up 9%
Vs. Year Ago

Active Inventory

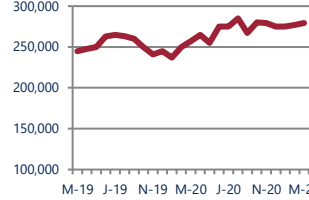
593



Down -68%
Vs. Year Ago

Median Sale Price

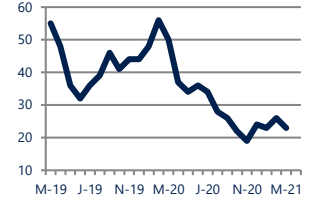
\$279,500



Up 9%
Vs. Year Ago

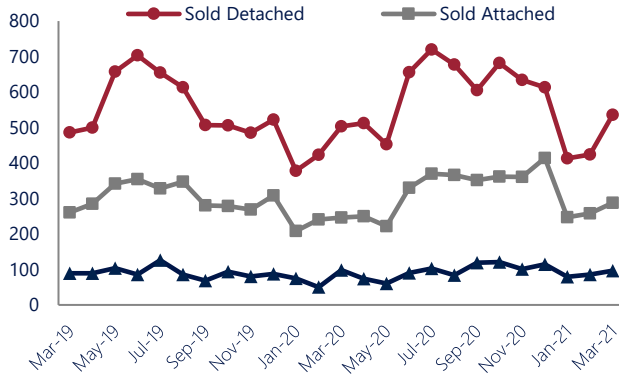
Days On Market

23



Down -54%
Vs. Year Ago

Units Sold*



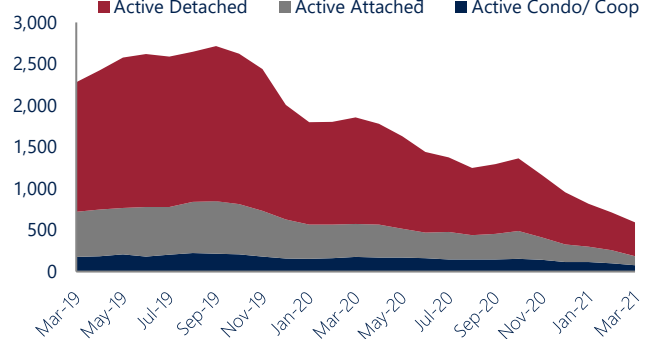
Units Sold

There was an increase in total units sold in March, with 920 sold this month in Baltimore County versus 768 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 9% versus March 2020.

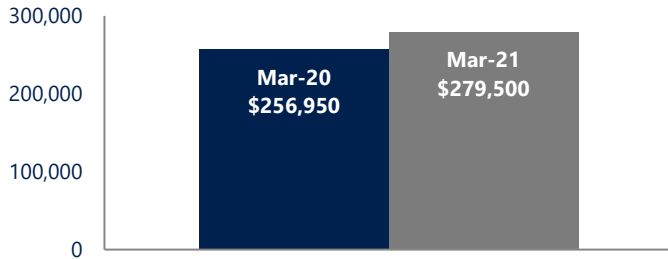
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,262 units or 68%. The total number of active inventory this March was 593 compared to 1,855 in March 2020. This month's total of 593 is lower than the previous month's total supply of available inventory of 713, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Baltimore County Homes was \$256,950. This March, the median sale price was \$279,500, an increase of 9% or \$22,550 compared to last year. The current median sold price is 1% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



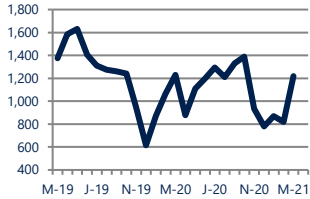
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

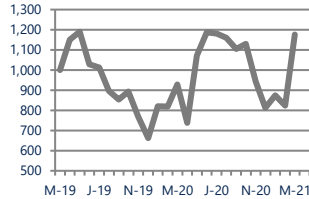
1,220



Down -1%
Vs. Year Ago

Current Contracts

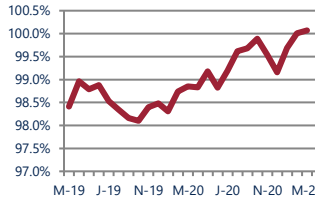
1,176



Up 27%
Vs. Year Ago

Sold Vs. List Price

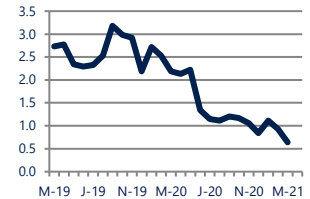
100.1%



Up 1.2%
Vs. Year Ago

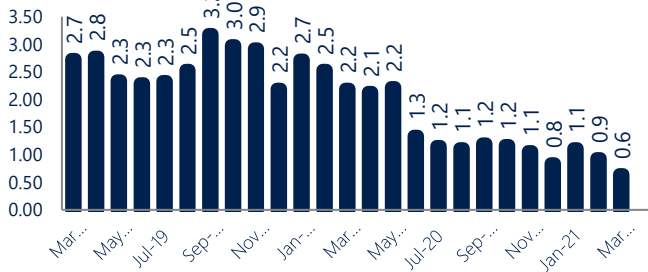
Months of Supply

0.6



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

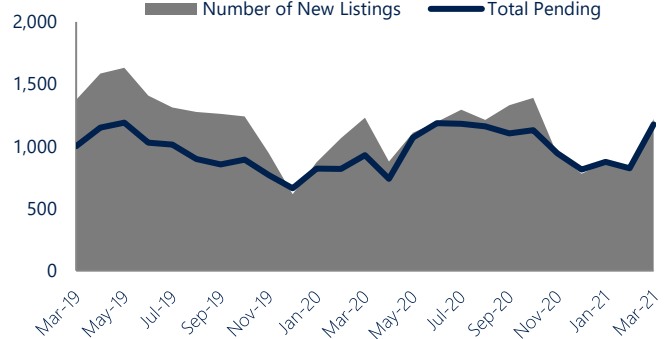
In March, there was 0.6 months of supply available in Baltimore County, compared to 2.2 in March 2020. That is a decrease of 71% versus a year ago.

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.

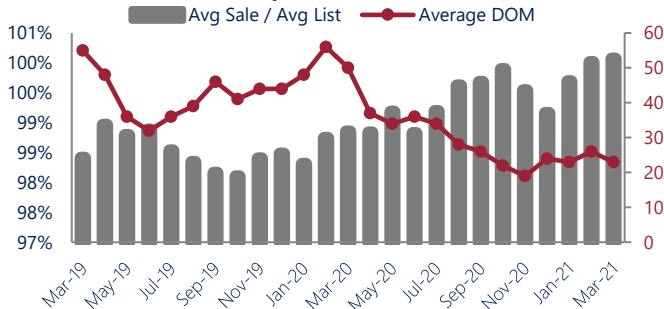
New Listings & Current Contracts

This month there were 1,220 homes newly listed for sale in Baltimore County compared to 1,230 in March 2020, a decrease of 1%. There were 1,176 current contracts pending sale this March compared to 928 a year ago. The number of current contracts is 27% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Baltimore County was 100.1% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 50, a decrease of 54%.



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