



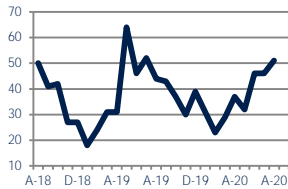
The Long & Foster Market Minute™

Focus On: Elkridge Housing Market

August 2020

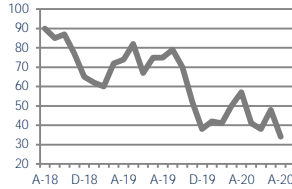
Zip Code(s): 21075

Units Sold
51



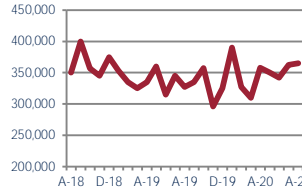
Up 16%
Vs. Year Ago

Active Inventory
34



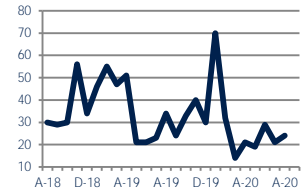
Down -55%
Vs. Year Ago

Median Sale Price
\$365,000



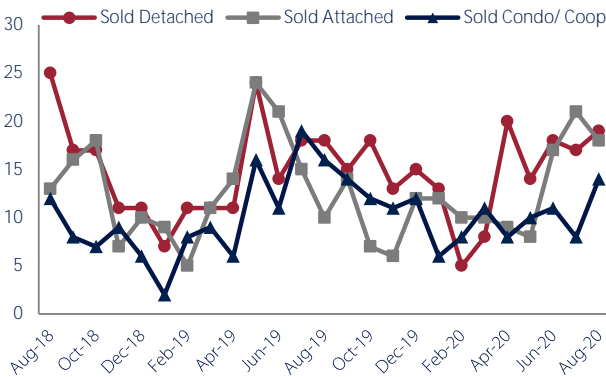
Up 12%
Vs. Year Ago

Days On Market
24



Down -29%
Vs. Year Ago

Units Sold*



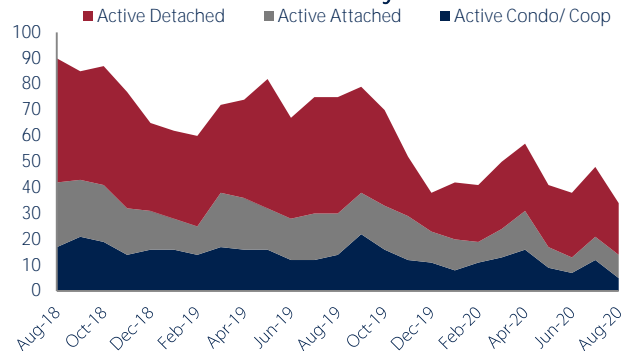
Units Sold

There was an increase in total units sold in August, with 51 sold this month in Elkridge versus 46 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 16% versus August 2019.

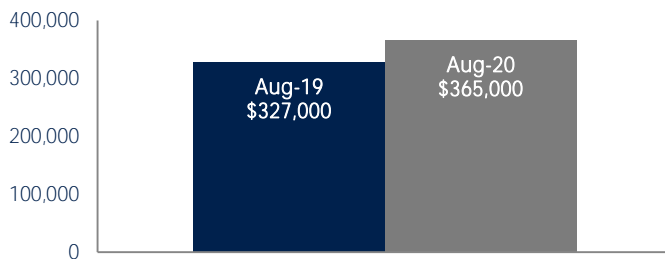
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 55%. The total number of active inventory this August was 34 compared to 75 in August 2019. This month's total of 34 is lower than the previous month's total supply of available inventory of 48, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Elkridge Homes was \$327,000. This August, the median sale price was \$365,000, an increase of 12% or \$38,000 compared to last year. The current median sold price is 1% higher than in July.

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

Elkridge are defined as properties listed in zip code/s 21075.

LONG & FOSTER
REAL ESTATE

*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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





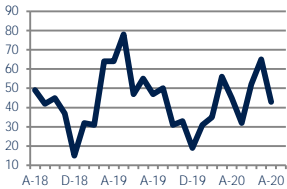
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August 2020

Zip Code(s): 21075

New Listings

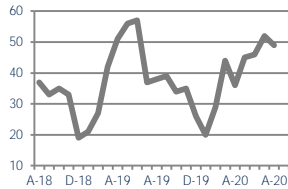
43



Down -9%
Vs. Year Ago

Current Contracts

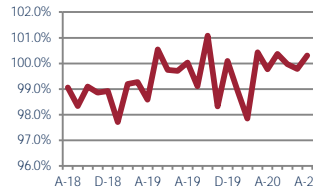
49



Up 29%
Vs. Year Ago

Sold Vs. List Price

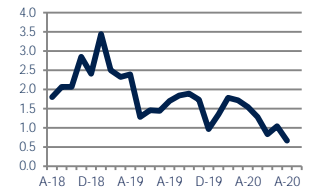
100.3%



No Change
Vs. Year Ago

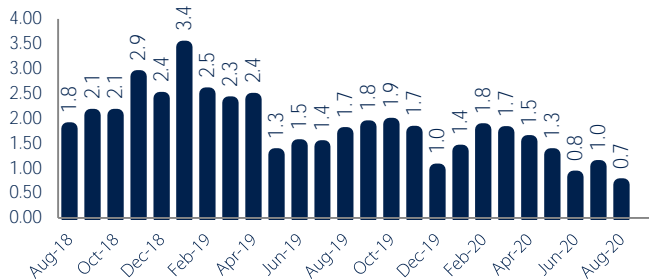
Months of Supply

0.7



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

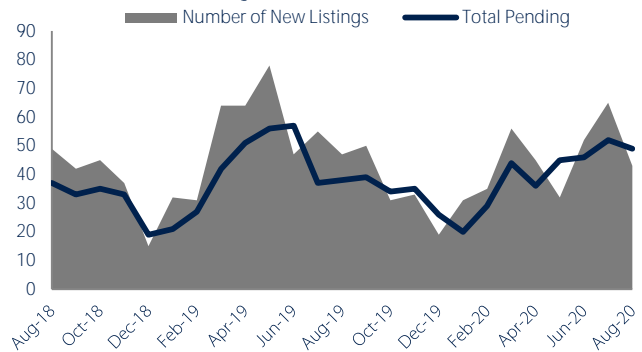
In August, there was 0.7 months of supply available in Elkridge, compared to 1.7 in August 2019. That is a decrease of 61% versus a year ago.

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.

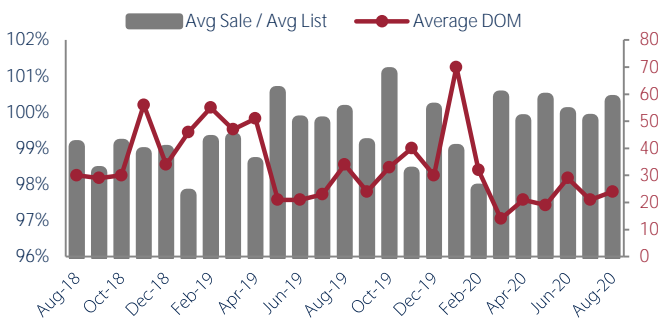
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Elkridge compared to 47 in August 2019, a decrease of 9%. There were 49 current contracts pending sale this August compared to 38 a year ago. The number of current contracts is 29% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Elkridge was 100.3% 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 24, lower than the average last year, which was 34, a decrease of 29%.



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