

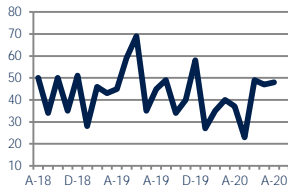


Focus On: Halethorpe Housing Market

August 2020

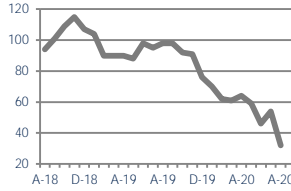
Zip Code(s): 21227

Units Sold
48



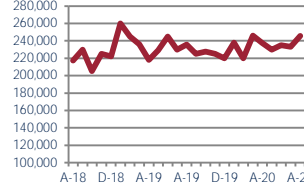
Up 7%
Vs. Year Ago

Active Inventory
32



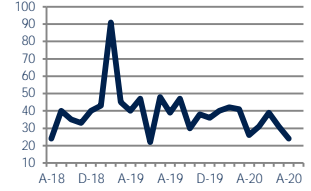
Down -67%
Vs. Year Ago

Median Sale Price
\$245,500



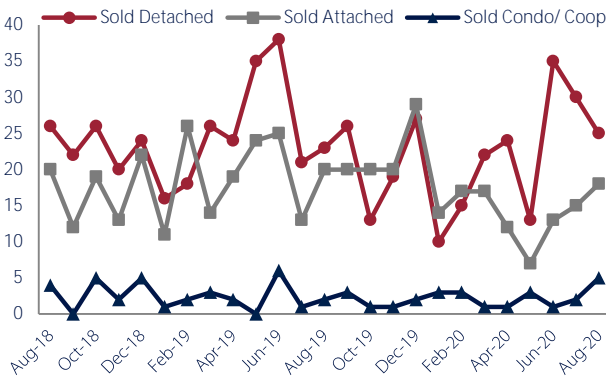
Up 4%
Vs. Year Ago

Days On Market
24



Down -38%
Vs. Year Ago

Units Sold*



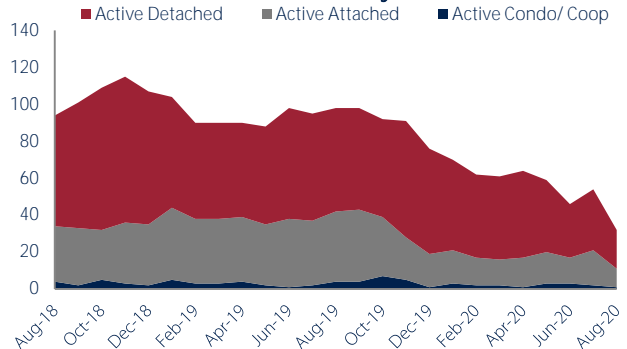
Units Sold

There was an increase in total units sold in August, with 48 sold this month in Halethorpe versus 47 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 7% versus August 2019.

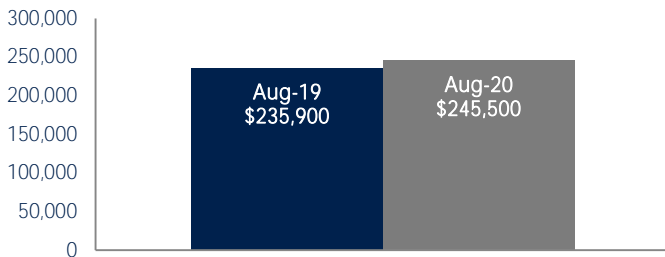
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 67%. The total number of active inventory this August was 32 compared to 98 in August 2019. This month's total of 32 is lower than the previous month's total supply of available inventory of 54, a decrease of 41%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Halethorpe Homes was \$235,900. This August, the median sale price was \$245,500, an increase of 4% or \$9,600 compared to last year. The current median sold price is 5% 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.



Halethorpe are defined as properties listed in zip code/s 21227.

*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.





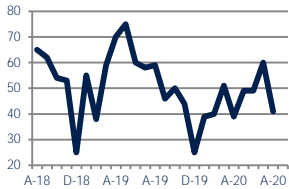
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August 2020

Zip Code(s): 21227

New Listings

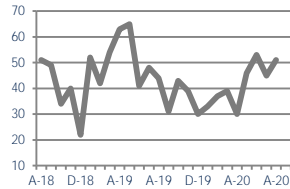
41



Down -31%
Vs. Year Ago

Current Contracts

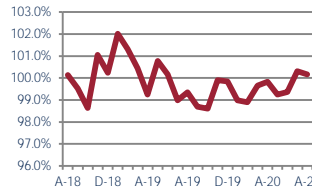
51



Up 16%
Vs. Year Ago

Sold Vs. List Price

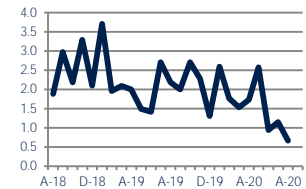
100.2%



Up 0.8%
Vs. Year Ago

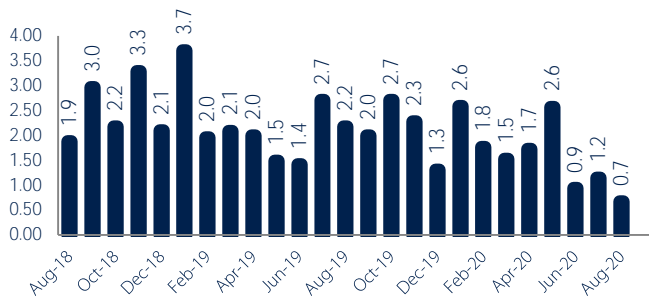
Months of Supply

0.7



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

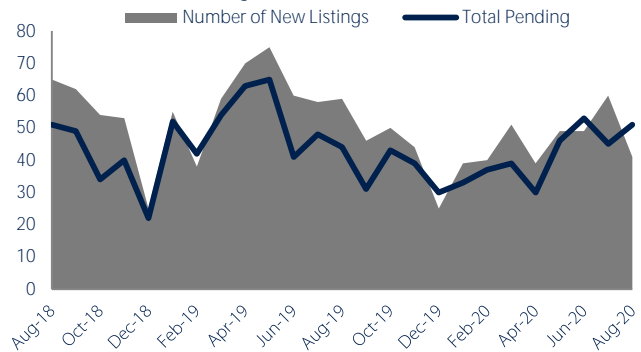
In August, there was 0.7 months of supply available in Halethorpe, compared to 2.2 in August 2019. That is a decrease of 69% versus a year ago.

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.

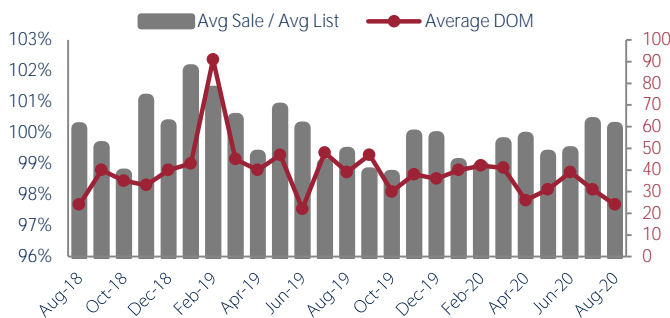
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Halethorpe compared to 59 in August 2019, a decrease of 31%. There were 51 current contracts pending sale this August compared to 44 a year ago. The number of current contracts is 16% 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 Halethorpe was 100.2% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 39, a decrease of 38%.



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