



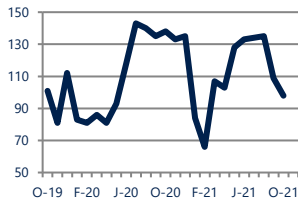
## Focus On: Bel Air Housing Market

October 2021

Zip Code(s): 21014 and 21015

### Units Sold

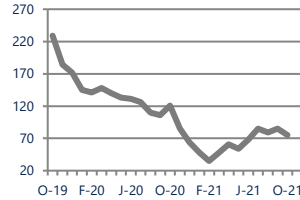
98



**Down -29%**  
Vs. Year Ago

### Active Inventory

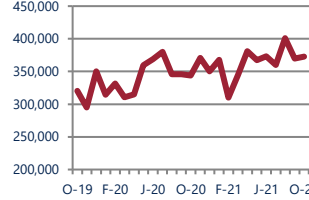
75



**Down -38%**  
Vs. Year Ago

### Median Sale Price

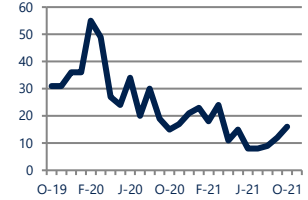
\$372,500



**Up 8%**  
Vs. Year Ago

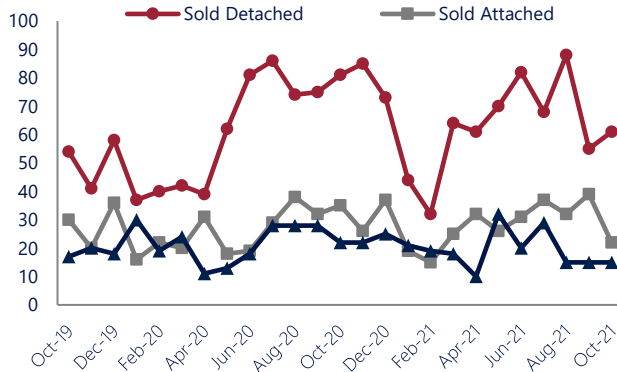
### Days On Market

16



**Up 7%**  
Vs. Year Ago

### Units Sold\*



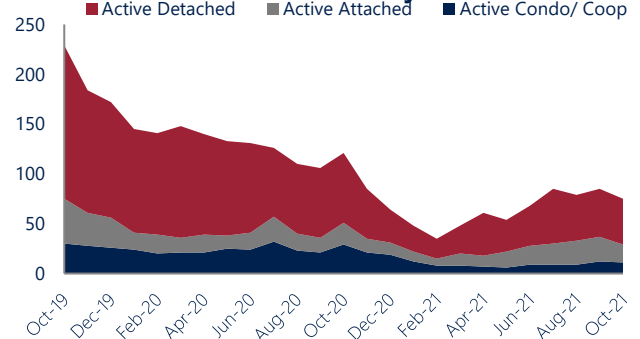
### Units Sold

There was a decrease in total units sold in October, with 98 sold this month in Bel Air versus 109 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 29% versus October 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 38%. The total number of active inventory this October was 75 compared to 121 in October 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 85, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Bel Air Homes was \$344,000. This October, the median sale price was \$372,500, an increase of 8% or \$28,500 compared to last year. The current median sold price is 1% higher than in September.

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

Bel Air are defined as properties listed in zip code/s 21014 and 21015.

\*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.





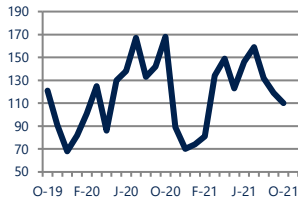
## Focus On: Bel Air Housing Market

October 2021

Zip Code(s): 21014 and 21015

### New Listings

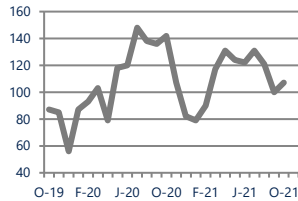
110



Down -35%  
Vs. Year Ago

### Current Contracts

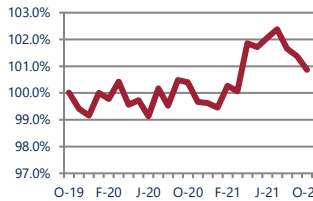
107



Down -25%  
Vs. Year Ago

### Sold Vs. List Price

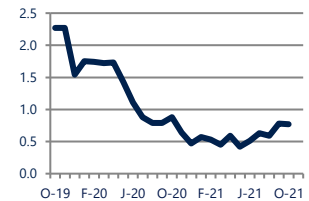
100.9%



No Change  
Vs. Year Ago

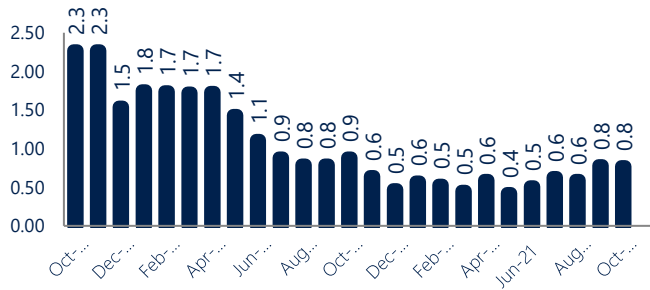
### Months of Supply

0.8



Down -13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

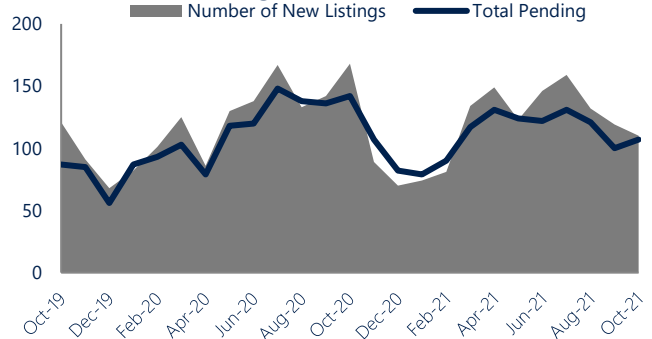
In October, there was 0.8 months of supply available in Bel Air, compared to 0.9 in October 2020. That is a decrease of 13% versus a year ago.

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.

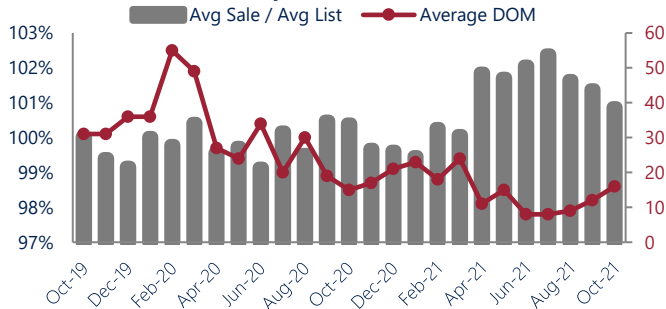
### New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Bel Air compared to 168 in October 2020, a decrease of 35%. There were 107 current contracts pending sale this October compared to 142 a year ago. The number of current contracts is 25% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Bel Air was 100.9% 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 16, higher than the average last year, which was 15, an increase of 7%.

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