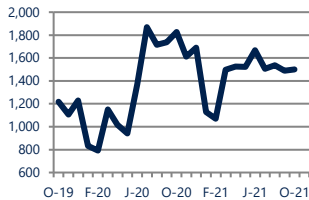




**Units Sold**

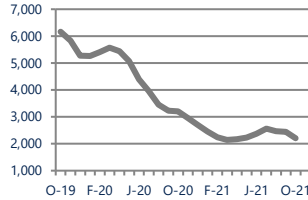
1,501



**Down -18%**  
Vs. Year Ago

**Active Inventory**

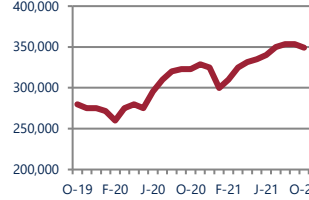
2,205



**Down -31%**  
Vs. Year Ago

**Median Sale Price**

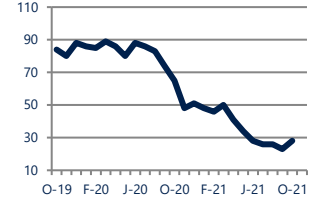
\$348,990



**Up 8%**  
Vs. Year Ago

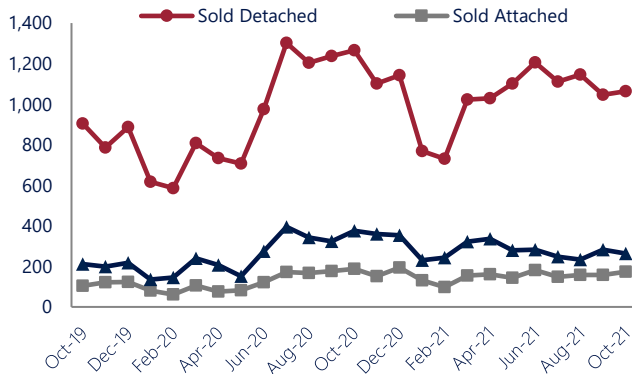
**Days On Market**

28



**Down -57%**  
Vs. Year Ago

**Units Sold\***



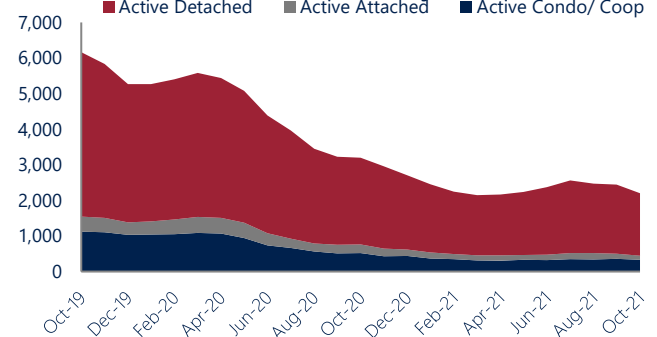
**Units Sold**

There was an increase in total units sold in October, with 1,501 sold this month in Eastern Shore Maryland versus 1,488 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 18% versus October 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 994 units or 31%. The total number of active inventory this October was 2,205 compared to 3,199 in October 2020. This month's total of 2,205 is lower than the previous month's total supply of available inventory of 2,440, a decrease of 10%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Eastern Shore Maryland Homes was \$323,000. This October, the median sale price was \$348,990, an increase of 8% or \$25,990 compared to last year. The current median sold price is 1% lower 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.



\*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

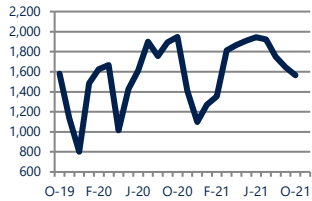
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

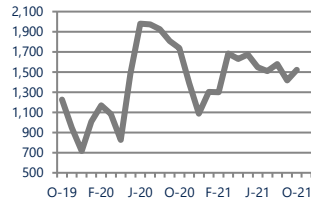
1,565



**Down -20%**  
Vs. Year Ago

### Current Contracts

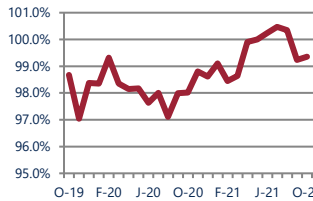
1,522



**Down -12%**  
Vs. Year Ago

### Sold Vs. List Price

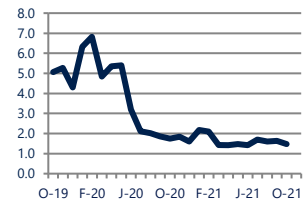
99.4%



**Up 1.4%**  
Vs. Year Ago

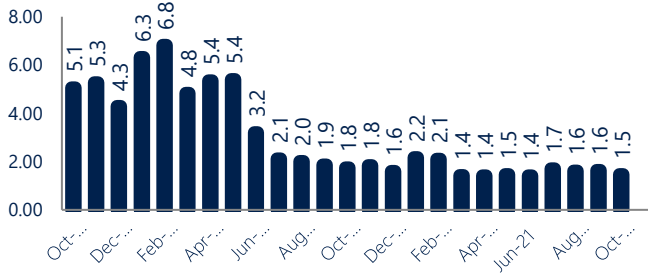
### Months of Supply

1.5



**Down -16%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

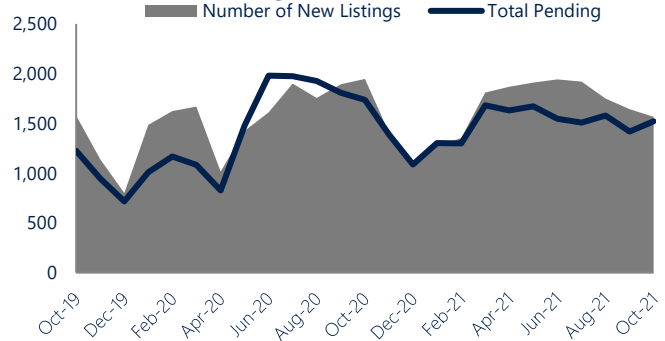
This month there were 1,565 homes newly listed for sale in Eastern Shore Maryland compared to 1,947 in October 2020, a decrease of 20%. There were 1,522 current contracts pending sale this October compared to 1,738 a year ago. The number of current contracts is 12% lower than last October.

### Months of Supply

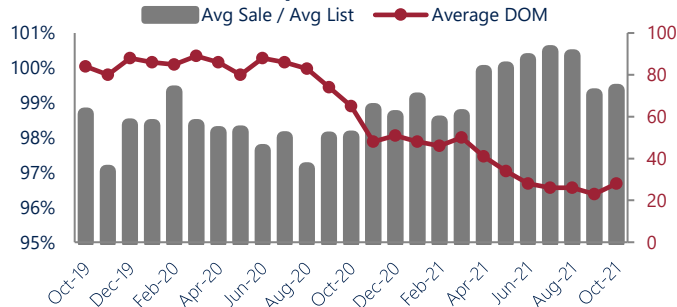
In October, there was 1.5 months of supply available in Eastern Shore Maryland, compared to 1.8 in October 2020. That is a decrease of 16% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Eastern Shore Maryland was 99.4% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 65, a decrease of 57%.



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