



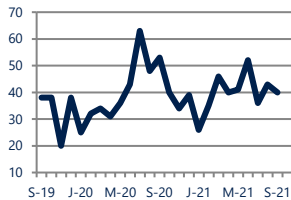
Focus On: Fallston and Joppa Housing Market

September 2021

Zip Code(s): 21047 and 21085

Units Sold

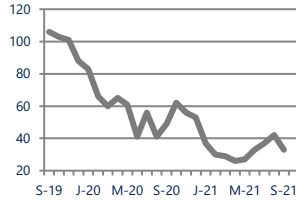
40



Down -25%
Vs. Year Ago

Active Inventory

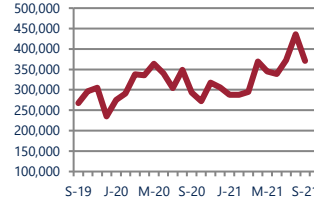
33



Down -33%
Vs. Year Ago

Median Sale Price

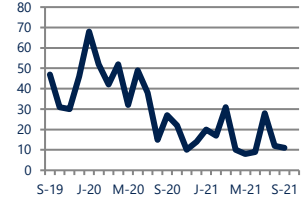
\$371,250



Up 27%
Vs. Year Ago

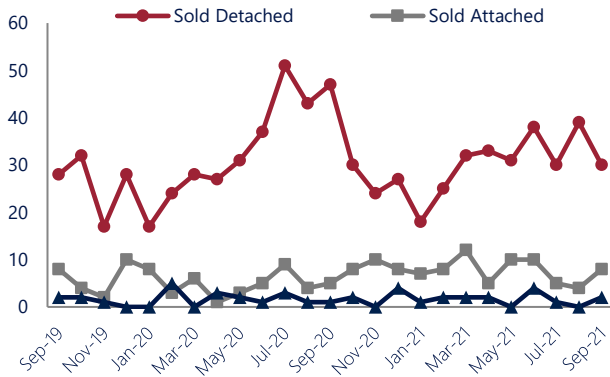
Days On Market

11



Down -59%
Vs. Year Ago

Units Sold*



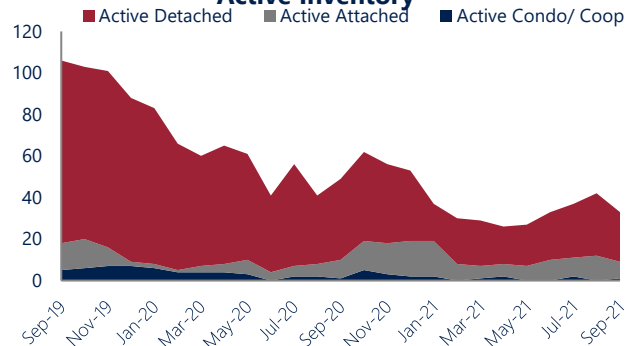
Units Sold

There was a decrease in total units sold in September, with 40 sold this month in Fallston and Joppa versus 43 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 25% versus September 2020.

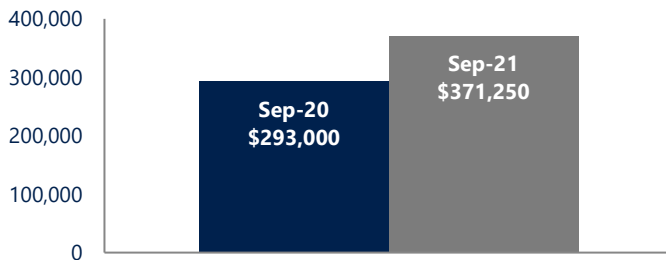
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 33%. The total number of active inventory this September was 33 compared to 49 in September 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 42, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Fallston and Joppa Homes was \$293,000. This September, the median sale price was \$371,250, an increase of \$78,250 compared to last year. The current median sold price is lower than in August.

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

Fallston and Joppa are defined as properties listed in zip code/s 21047 and 21085.

*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.





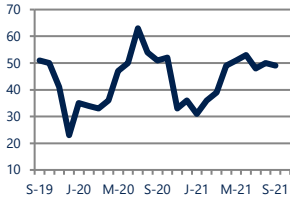
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New Listings

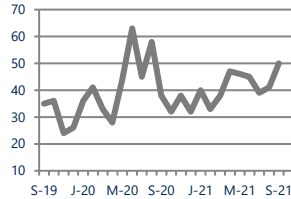
49



Down -4%
Vs. Year Ago

Current Contracts

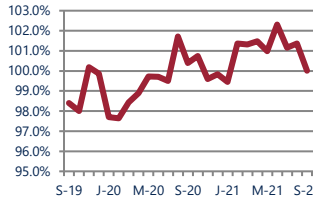
50



Up 32%
Vs. Year Ago

Sold Vs. List Price

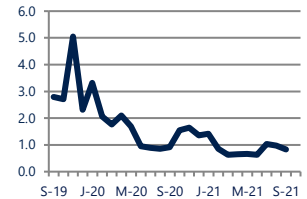
100.0%



No Change
Vs. Year Ago

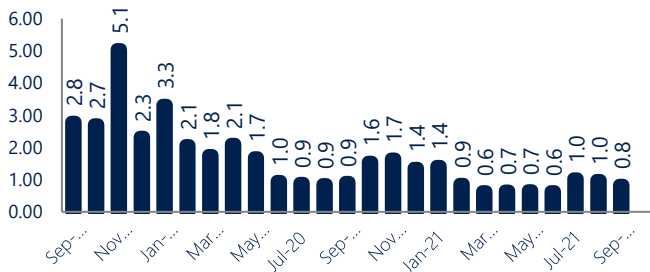
Months of Supply

0.8



No Change
Vs. Year Ago

Months of Supply



Months of Supply

In September, there was 0.8 months of supply available in Fallston and Joppa. The amount of supply is similar compared to a year ago.

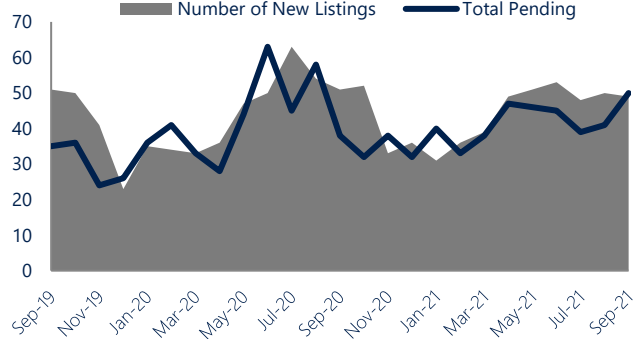
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

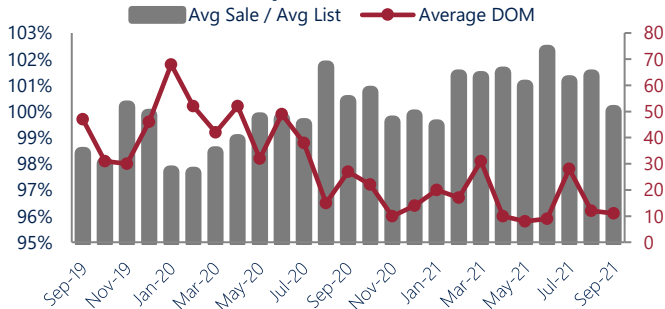
This month there were 49 homes newly listed for sale in Fallston and Joppa compared to 51 in September 2020, a decrease of 4%.

There were 50 current contracts pending sale this September compared to 38 a year ago. The number of current contracts is 32% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Fallston and Joppa was 100.0% 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 11, lower than the average last year, which was 27, a decrease of 59%.



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