

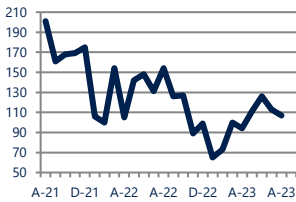


**Focus On: Laurel Housing Market**

August 2023

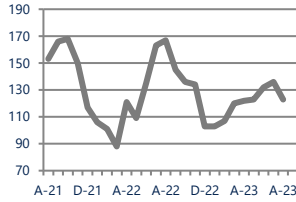
Zip Code(s): 20707, 20708, 20723 and 20724

**Units Sold**  
107



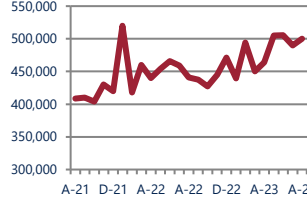
**Down -31%**  
Vs. Year Ago

**Active Inventory**  
123



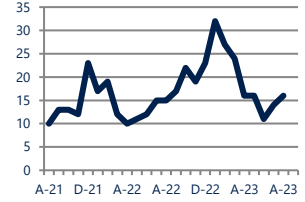
**Down -26%**  
Vs. Year Ago

**Median Sale Price**  
\$500,000

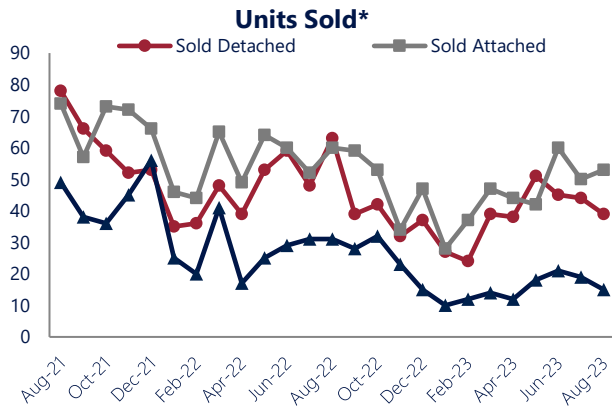


**Up 13%**  
Vs. Year Ago

**Days On Market**  
16



**Up 7%**  
Vs. Year Ago

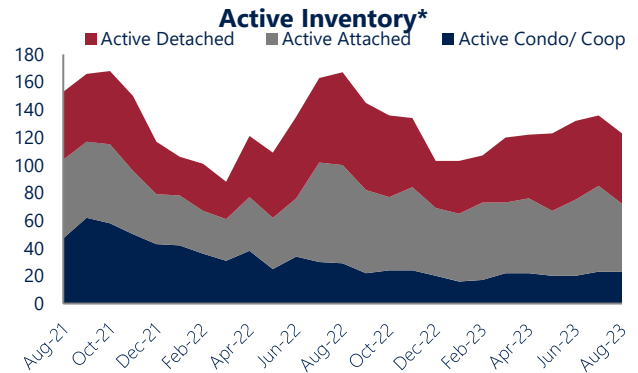


**Units Sold**

There was a decrease in total units sold in August, with 107 sold this month in Laurel versus 113 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 31% versus August 2022.

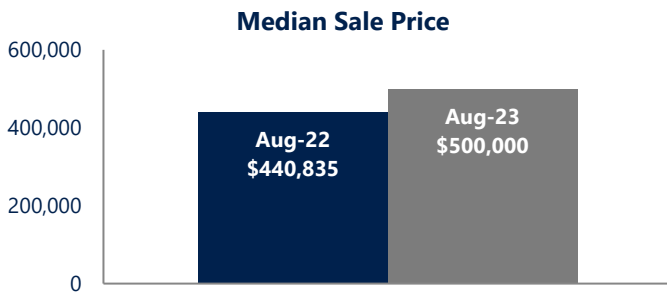
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 44 units or 26%. The total number of active inventory this August was 123 compared to 167 in August 2022. This month's total of 123 is lower than the previous month's total supply of available inventory of 136, a decrease of 10%.



**Median Sale Price**

Last August, the median sale price for Laurel Homes was \$440,835. This August, the median sale price was \$500,000, an increase of 13% or \$59,165 compared to last year. The current median sold price is 2% 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.

Laurel are defined as properties listed in zip code/s 20707, 20708, 20723 and 20724.

\*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.





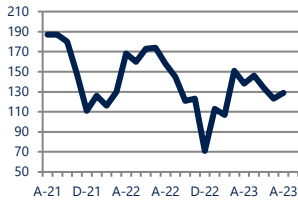
## Focus On: Laurel Housing Market

August 2023

Zip Code(s): 20707, 20708, 20723 and 20724

### New Listings

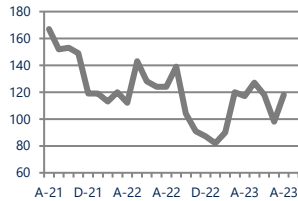
129



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

### Current Contracts

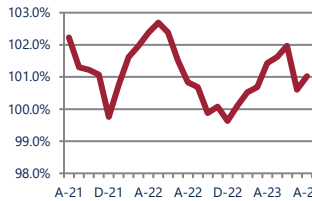
118



**Down -5%**  
Vs. Year Ago

### Sold Vs. List Price

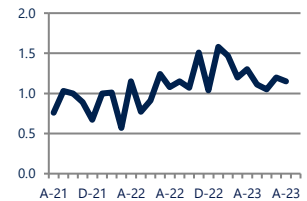
101.0%



**No Change**  
Vs. Year Ago

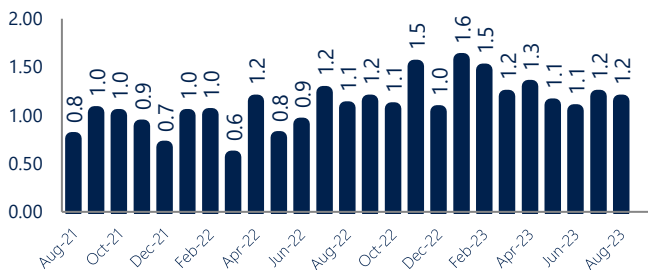
### Months of Supply

1.2



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

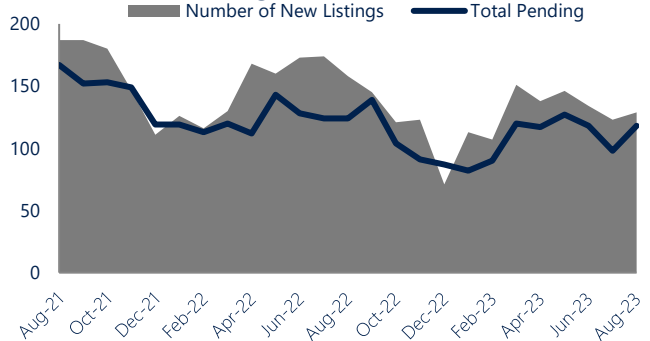
In August, there was 1.1 months of supply available in Laurel. The amount of supply is similar compared to a year ago.

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.

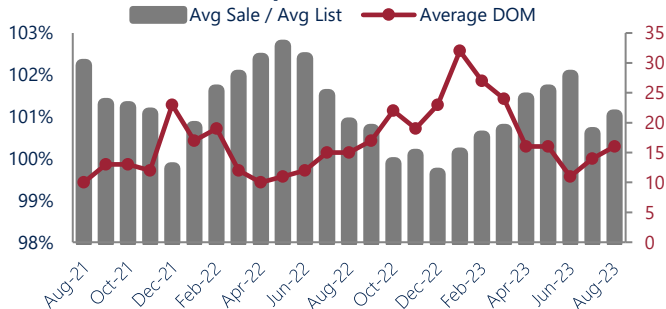
### New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Laurel compared to 158 in August 2022, a decrease of 18%. There were 118 current contracts pending sale this August compared to 124 a year ago. The number of current contracts is 5% lower 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 Laurel was 101.0% 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 16, higher than the average last year, which was 15, an increase of 7%.



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