



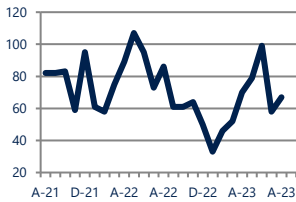
Focus On: Lutherville, Timonium, and Cockeysville Housing Market

August 2023

Zip Code(s): 21093, 21030 and 21022

Units Sold

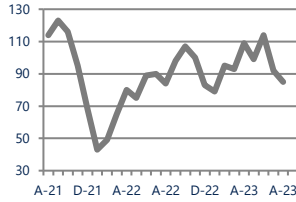
67



Down -22%
Vs. Year Ago

Active Inventory

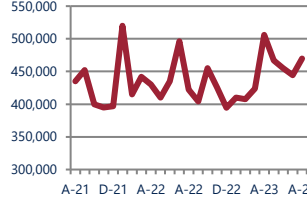
85



Up 1%
Vs. Year Ago

Median Sale Price

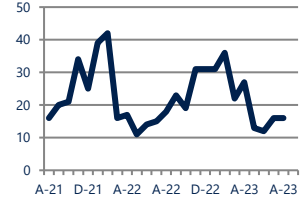
\$470,000



Up 11%
Vs. Year Ago

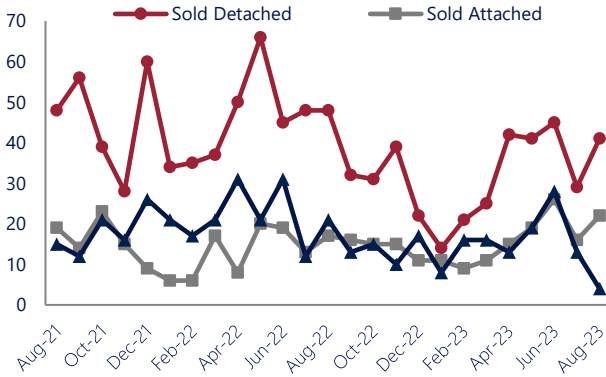
Days On Market

16



Down -11%
Vs. Year Ago

Units Sold*



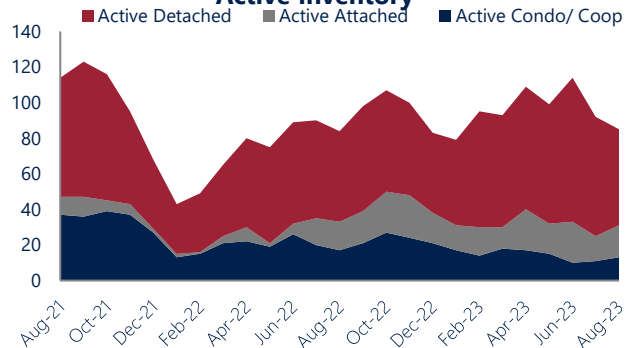
Units Sold

There was an increase in total units sold in August, with 67 sold this month in Lutherville, Timonium, and Cockeysville versus 58 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 22% versus August 2022.

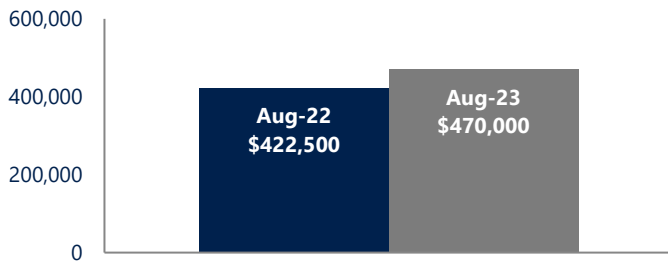
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this August was 85 compared to 84 in August 2022. This month's total of 85 is lower than the previous month's total supply of available inventory of 92, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Lutherville, Timonium, and Cockeysville Homes was \$422,500. This August, the median sale price was \$470,000, an increase of 11% or \$47,500 compared to last year. The current median sold price is 6% 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.

Lutherville, Timonium, and Cockeysville are defined as properties listed in zip code/s 21093, 21030 and 21022.

*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.



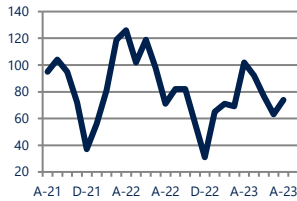
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August 2023

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New Listings

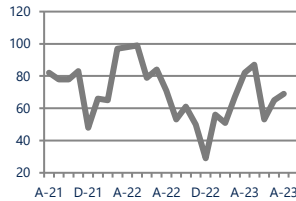
74



Up 4%
Vs. Year Ago

Current Contracts

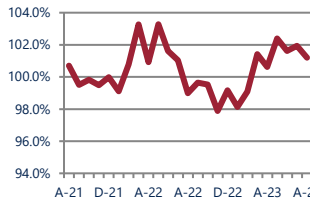
69



Down -3%
Vs. Year Ago

Sold Vs. List Price

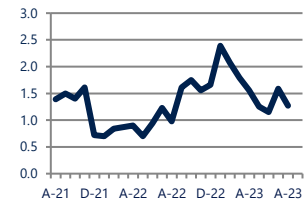
101.2%



Up 2.2%
Vs. Year Ago

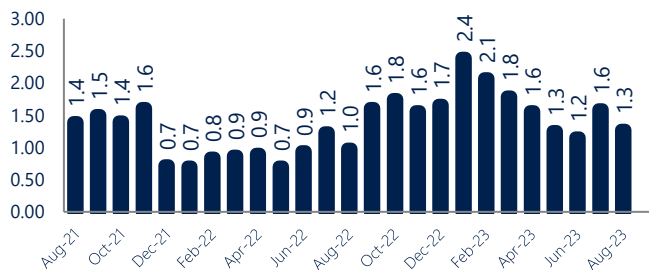
Months of Supply

1.3



Up 30%
Vs. Year Ago

Months of Supply



Months of Supply

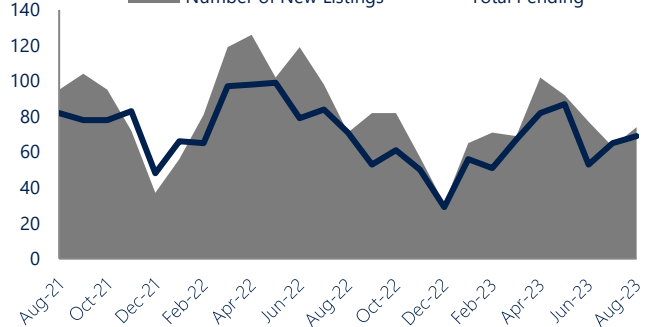
In August, there was 1.3 months of supply available in Lutherville, Timonium, and Cockeysville, compared to 1.0 in August 2022. That is an increase of 30% versus a year ago.

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.

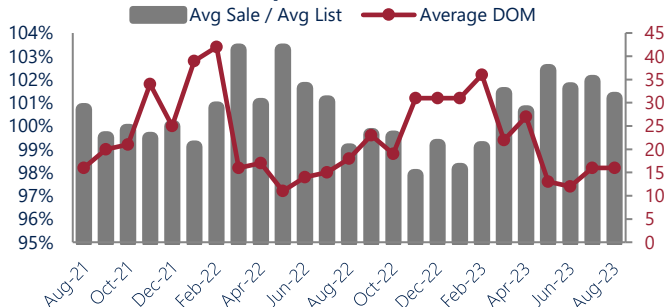
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Lutherville, Timonium, and Cockeysville compared to 71 in August 2022, an increase of 4%. There were 69 current contracts pending sale this August compared to 71 a year ago. The number of current contracts is 3% 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 Lutherville, Timonium, and Cockeysville was 101.2% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 18, a decrease of 11%.



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