



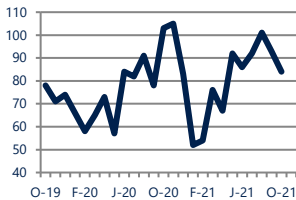
## Focus On: Nottingham and Perry Hall Housing Market

October 2021

Zip Code(s): 21236 and 21128

### Units Sold

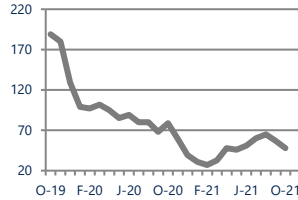
84



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

### Active Inventory

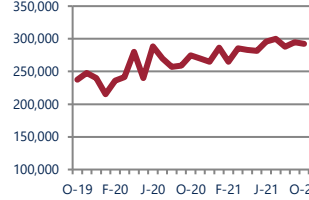
48



**Down -39%**  
Vs. Year Ago

### Median Sale Price

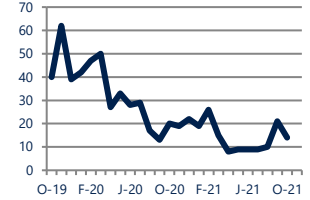
\$292,250



**Up 6%**  
Vs. Year Ago

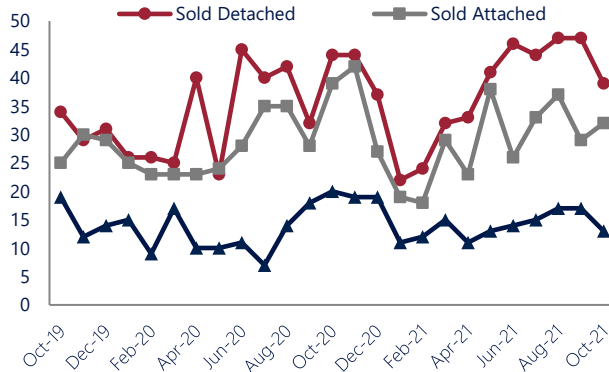
### Days On Market

14



**Down -30%**  
Vs. Year Ago

### Units Sold\*



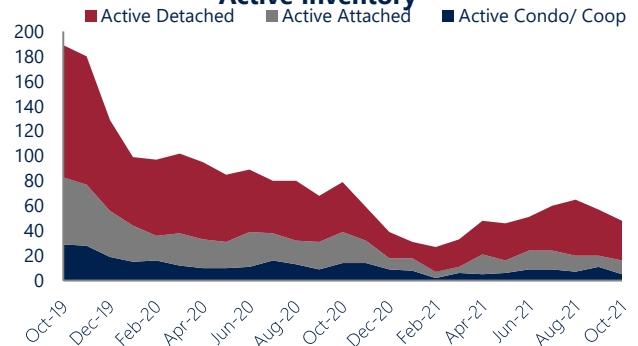
### Units Sold

There was a decrease in total units sold in October, with 84 sold this month in Nottingham and Perry Hall versus 93 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 18% versus October 2020.

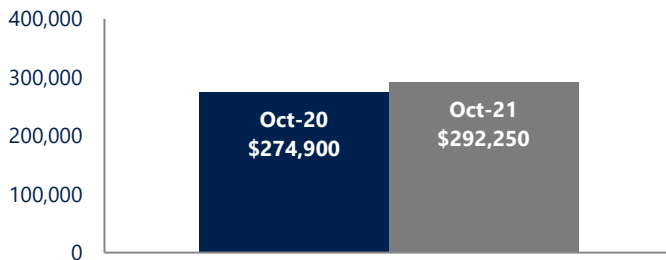
### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 39%. The total number of active inventory this October was 48 compared to 79 in October 2020. This month's total of 48 is lower than the previous month's total supply of available inventory of 57, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Nottingham and Perry Hall Homes was \$274,900. This October, the median sale price was \$292,250, an increase of 6% or \$17,350 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.

Nottingham and Perry Hall are defined as properties listed in zip code/s 21236 and 21128.

\*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.

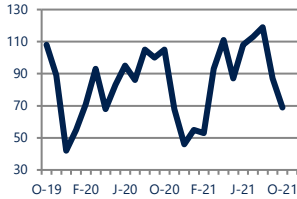




Zip Code(s): 21236 and 21128

### New Listings

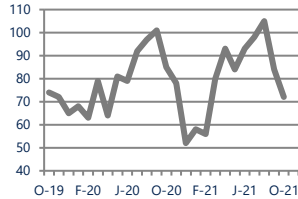
69



Down -34%  
Vs. Year Ago

### Current Contracts

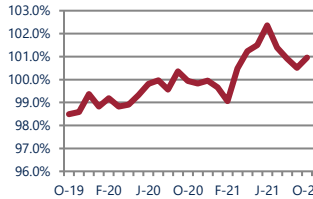
72



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

101.0%



Up 1%  
Vs. Year Ago

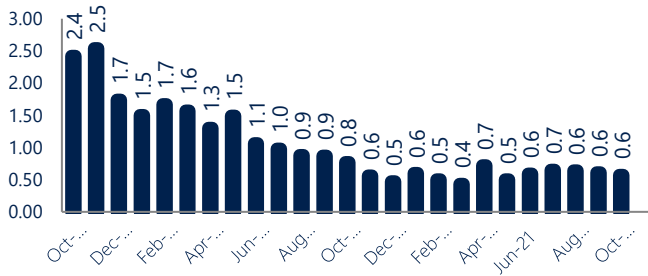
### Months of Supply

0.6



Down -26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

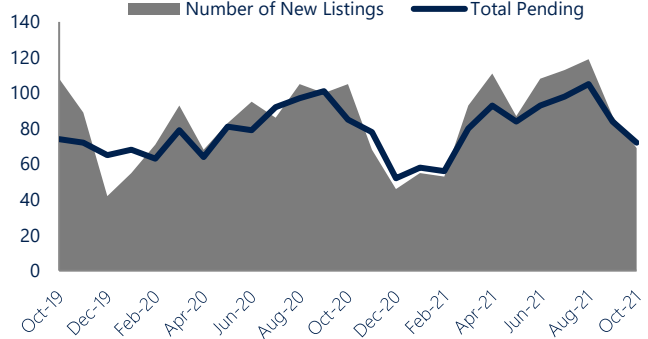
In October, there was 0.6 months of supply available in Nottingham and Perry Hall, compared to 0.8 in October 2020. That is a decrease of 25% versus a year ago.

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.

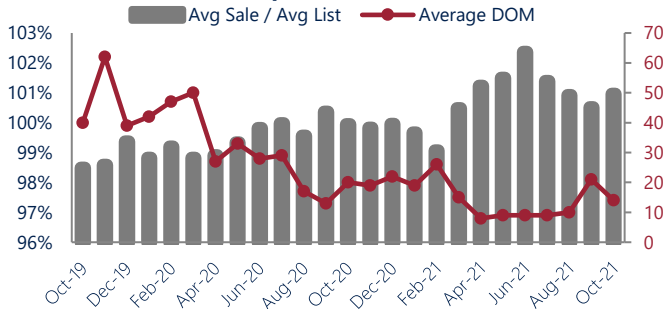
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Nottingham and Perry Hall compared to 105 in October 2020, a decrease of 34%. There were 72 current contracts pending sale this October compared to 85 a year ago. The number of current contracts is 15% 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 Nottingham and Perry Hall was 101.0% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 20, a decrease of 30%.



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