

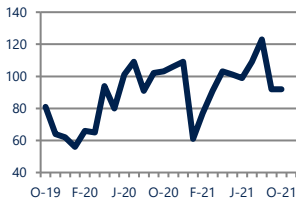


Focus On: Parkville Housing Market

October 2021

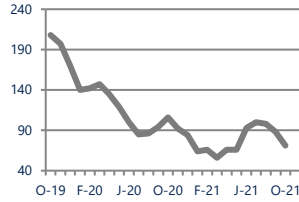
Zip Code(s): 21234

Units Sold
92



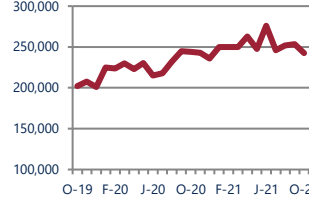
Down -11%
Vs. Year Ago

Active Inventory
71



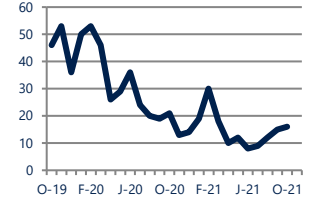
Down -33%
Vs. Year Ago

Median Sale Price
\$242,500



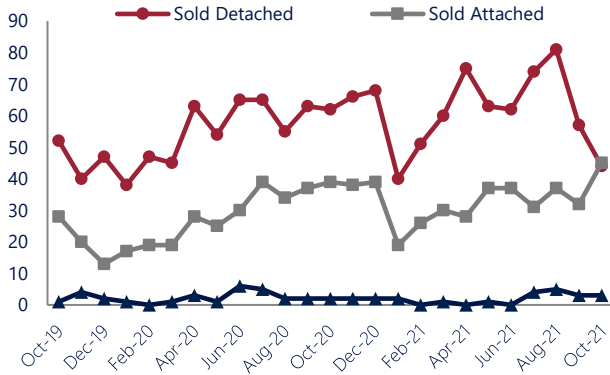
Down -1%
Vs. Year Ago

Days On Market
16



Down -24%
Vs. Year Ago

Units Sold*



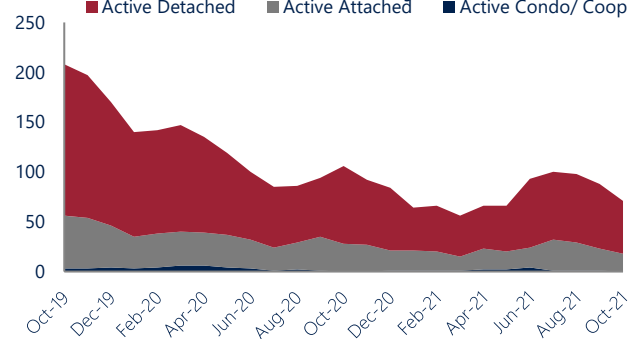
Units Sold

The number of units sold remained stable in October, with 92 sold this month in Parkville. This month's total units sold was lower than at this time last year, a decrease of 11% versus October 2020.

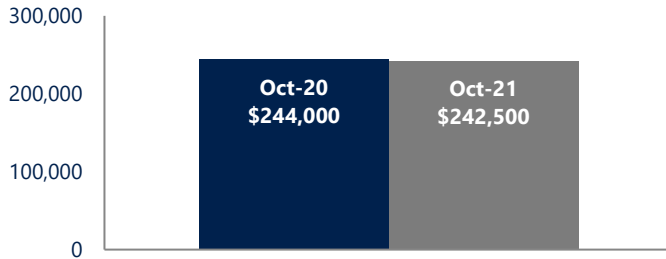
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 33%. The total number of active inventory this October was 71 compared to 106 in October 2020. This month's total of 71 is lower than the previous month's total supply of available inventory of 88, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Parkville Homes was \$244,000. This October, the median sale price was \$242,500, a decrease of 1% or \$1,500 compared to last year. The current median sold price is 4% 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.

Parkville are defined as properties listed in zip code/s 21234.

*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.





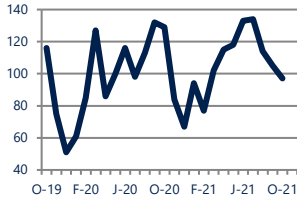
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October 2021

Zip Code(s): 21234

New Listings

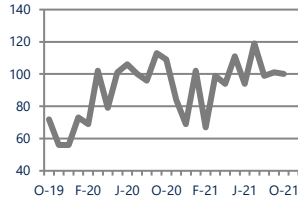
97



Down -25%
Vs. Year Ago

Current Contracts

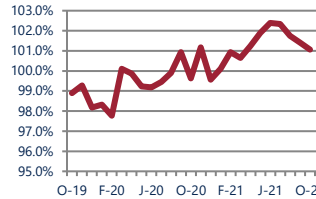
100



Down -8%
Vs. Year Ago

Sold Vs. List Price

101.1%



Up 1.5%
Vs. Year Ago

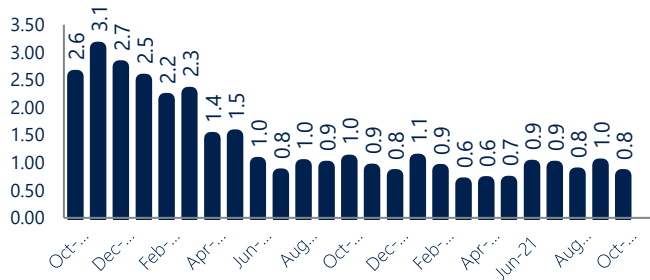
Months of Supply

0.8



Down -25%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

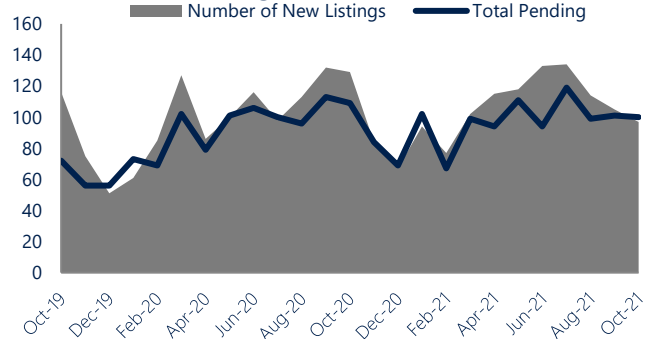
This month there were 97 homes newly listed for sale in Parkville compared to 129 in October 2020, a decrease of 25%. There were 100 current contracts pending sale this October compared to 109 a year ago. The number of current contracts is 8% lower than last October.

Months of Supply

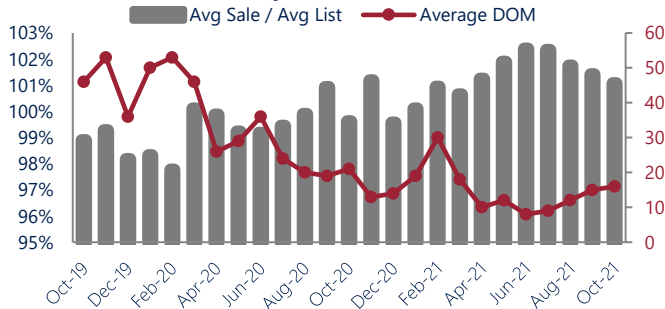
In October, there was 0.8 months of supply available in Parkville, compared to 1.0 in October 2020. That is a decrease of 25% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Parkville was 101.1% of the average list price, which is 1.5% 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 21, a decrease of 24%.



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