# August 2020

Detached Attached/Townhouse

## Local Market Insight

21401



Presented by Win Scudder Douglas Realty

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## Local Market Insight

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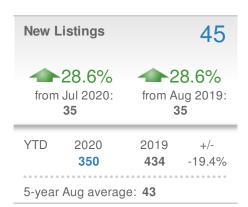
21401 - Detached

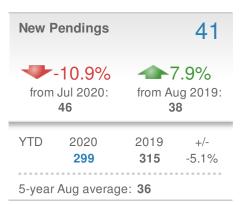
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### **Summary**

In 21401, the median sold price for Detached properties for August was \$630,000, representing a decrease of 1% compared to last month and an increase of 28.9% from Aug 2019. The average days on market for units sold in August was 50 days, 17% above the 5-year August average of 43 days. There was a 10.9% month over month decrease in new contract activity with 41 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 63; and a 6.5% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 1.05 in July and an increase from 0.41 in August 2019. The Contract Ratio is 118% higher than the 5-year August average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







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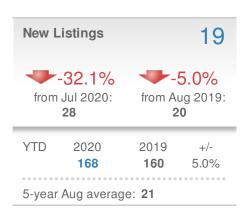
21401 - Attached/Townhouse

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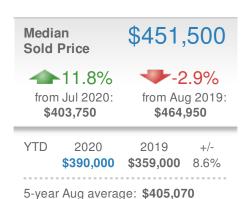
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#### **Summary**

In 21401, the median sold price for Attached/Townhouse properties for August was \$451,500, representing an increase of 11.8% compared to last month and a decrease of 2.9% from Aug 2019. The average days on market for units sold in August was 22 days, 38% below the 5-year August average of 36 days. There was a 20.7% month over month decrease in new contract activity with 23 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and an 11.4% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.91 in July and an increase from 0.62 in August 2019. The Contract Ratio is 65% higher than the 5-year August average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



