# August 2020

Detached Attached/Townhouse Condo & Coop

## **Local Market Insight**

**Bright MLS** 



Presented by Win Scudder Douglas Realty

Email: Win@YourHomeBuzz.com Work Phone: 443-852-9879 Mobile Phone: 443-852-9879

Web: http://AnnapolisHomeBuzz.com

## Local Market Insight

## August 2020

Bright MLS - Detached

#### Presented by

#### Win Scudder

#### **Douglas Realty**

Email: Win@YourHomeBuzz.com Work Phone: 443-852-9879 Mobile Phone: 443-852-9879 Web: http://AnnapolisHomeBuzz.com







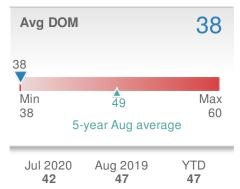


## **Summary**

In Bright MLS, the median sold price for Detached properties for August was \$360,000, representing an increase of 0.3% compared to last month and an increase of 9.1% from Aug 2019. The average days on market for units sold in August was 38 days, 22% below the 5-year August average of 49 days. There was a 4.4% month over month decrease in new contract activity with 20,148 New Pendings; a 0.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31,551; and an 11.3% decrease in supply to 20,600 active units.

This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.36 in July and an increase from 0.53 in August 2019. The Contract Ratio is 147% higher than the 5-year August average of 0.62. 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.







## Local Market Insight

## August 2020

Bright MLS - Attached/Townhouse

#### Presented by

#### Win Scudder

#### **Douglas Realty**

Email: Win@YourHomeBuzz.com Work Phone: 443-852-9879 Mobile Phone: 443-852-9879 Web: http://AnnapolisHomeBuzz.com







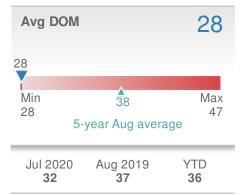


## **Summary**

In Bright MLS, the median sold price for Attached/Townhouse properties for August was \$271,750, representing an increase of 1% compared to last month and an increase of 12.3% from Aug 2019. The average days on market for units sold in August was 28 days, 26% below the 5-year August average of 38 days. There was a 0.1% month over month decrease in new contract activity with 9,873 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15,191; and a 6.3% decrease in supply to 9,420 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.46 in July and an increase from 0.75 in August 2019. The Contract Ratio is 119% higher than the 5-year August average of 0.74. 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.







## Local Market Insight

## August 2020

Bright MLS - Condo & Coop

Presented by

#### Win Scudder

#### **Douglas Realty**

Email: Win@YourHomeBuzz.com Work Phone: 443-852-9879 Mobile Phone: 443-852-9879 Web: http://AnnapolisHomeBuzz.com









## Summary

In Bright MLS, the median sold price for Condo & Coop properties for August was \$290,000, representing an increase of 0.3% compared to last month and an increase of 9.9% from Aug 2019. The average days on market for units sold in August was 37 days, 19% below the 5-year August average of 46 days. There was a 0.9% month over month increase in new contract activity with 3,823 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5,180; and a 2% decrease in supply to 5,350 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.92 in July and an increase from 0.71 in August 2019. The Contract Ratio is 67% higher than the 5-year August average of 0.58. 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.





