August 2020

Detached
Attached/Townhouse
Condo & Coop

Local Market **Insight**

21140

MarketStats
by ShowingTime

Presented by
Win Scudder
Douglas Realty
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August 2020

21140 - Detached

New Listings 7

▲ 16.7% from Jul 2020: **6**

▲ 40.0% from Aug 2019: **5**

YTD	2020	2019	+/-
	44	**42**	4.8%

5-year Aug average: **6**

New Pendings 9

▼ -10.0% from Jul 2020: **10**

▲ 80.0% from Aug 2019: **5**

YTD	2020	2019	+/-
	38	**35**	8.6%

5-year Aug average: **5**

Closed Sales 10

▲ 150.0% from Jul 2020: **4**

▲ 150.0% from Aug 2019: **4**

YTD	2020	2019	+/-
	33	**30**	10.0%

5-year Aug average: **5**

Median Sold Price $544,500

▼ -23.8% from Jul 2020: **$715,000**

▲ 16.2% from Aug 2019: **$468,500**

YTD	2020	2019	+/-
	$520,000	**$555,000**	-6.3%

5-year Aug average: **$511,000**

Summary

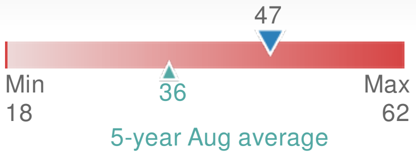
In 21140, the median sold price for Detached properties for August was $544,500, representing a decrease of 23.8% compared to last month and an increase of 16.2% from Aug 2019. The average days on market for units sold in August was 47 days, 29% above the 5-year August average of 36 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and a 42.9% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.71 in July and an increase from 0.78 in August 2019. The Contract Ratio is 185% higher than the 5-year August average of 0.88. 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.

Active Listings 4

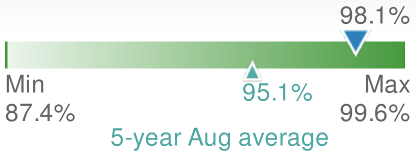
Jul 2020	Aug 2019
7	**9**

Avg DOM 47



Jul 2020	Aug 2019	YTD
72	**62**	**39**

Avg Sold to OLP Ratio 98.1%



Jul 2020	Aug 2019	YTD
95.1%	**93.3%**	**98.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2020.

MarketStats by ShowingTime

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August 2020

21140 - Attached/Townhouse

New Listings 1

↔ 0.0% from Jul 2020: 1

↔ 0.0% from Aug 2019: 1

YTD	2020	2019	+/-
	7	11	-36.4%

5-year Aug average: **2**

New Pendings 0

▼ -100.0% from Jul 2020: 1

▼ -100.0% from Aug 2019: 1

YTD	2020	2019	+/-
	6	8	-25.0%

5-year Aug average: **0**

Closed Sales 2

▲ 100.0% from Jul 2020: 1

↔ 0.0% from Aug 2019: 2

YTD	2020	2019	+/-
	6	7	-14.3%

5-year Aug average: **1**

Median Sold Price $424,950

▼ -5.6% from Jul 2020: **$450,000**

▲ 5.6% from Aug 2019: **$402,250**

YTD	2020	2019	+/-
	$419,950	**$407,000**	3.2%

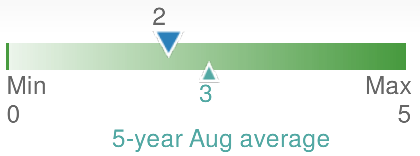
5-year Aug average: **$413,300**

Summary

In 21140, the median sold price for Attached/Townhouse properties for August was $424,950, representing a decrease of 5.6% compared to last month and an increase of 5.6% from Aug 2019. The average days on market for units sold in August was 2 days, 52% below the 5-year August average of 4 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 100% increase in supply to 2 active units.

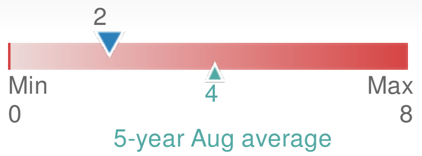
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and no change from August 2019. The Contract Ratio is 100% lower than the 5-year August average of 0.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 2



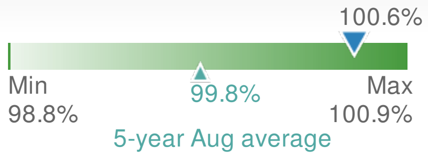
Jul 2020	Aug 2019
1	0

Avg DOM 2



Jul 2020	Aug 2019	YTD
2	8	4

Avg Sold to OLP Ratio 100.6%



Jul 2020	Aug 2019	YTD
101.1%	99.1%	100.4%

Data Source: Bright MLS. Statistics calculated September 04, 2020.

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August 2020

21140 - Condo & Coop

New Listings 0

0.0% from Jul 2020: **0**

0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2020: **0**

0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Aug average: **0**

Closed Sales 0

0.0% from Jul 2020: **0**

0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Aug average: **0**

Median Sold Price $0

0.0% from Jul 2020: **$0**

0.0% from Aug 2019: **$0**

YTD	2020	2019	+/-
	$0	**$0**	%

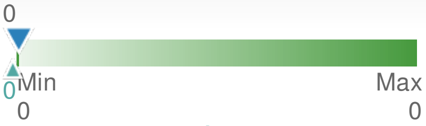
5-year Aug average: **$0**

Summary

In 21140, the median sold price for Condo & Coop properties for August was $0, representing no change compared to last month and no change from Aug 2019. The average days on market for units sold in August was 0 days, the same as the 5-year August average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2019. The Contract Ratio is the same as the 5-year August average of 0.00. 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.

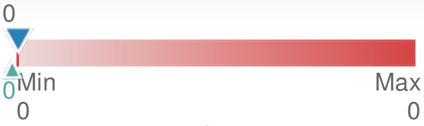
Active Listings 0



5-year Aug average

Jul 2020	Aug 2019
0	**0**

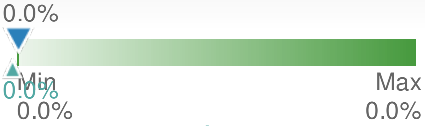
Avg DOM 0



5-year Aug average

Jul 2020	Aug 2019	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%



5-year Aug average

Jul 2020	Aug 2019	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .