

August 2020

Detached
Attached/Townhouse
Condo & Coop

Local Market Insight

21403

Douglas Realty

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August 2020

21403 - Detached

New Listings**38**

↔ 0.0%

from Jul 2020:
38

↓ -5.0%

from Aug 2019:
40

YTD	2020	2019	+/-
	317	326	-2.8%

5-year Aug average: **39****New Pendings****41**

↓ -16.3%

from Jul 2020:
49

↑ 2.5%

from Aug 2019:
40

YTD	2020	2019	+/-
	277	262	5.7%

5-year Aug average: **36****Closed Sales****46**

↓ -17.9%

from Jul 2020:
56

↑ 70.4%

from Aug 2019:
27

YTD	2020	2019	+/-
	246	198	24.2%

5-year Aug average: **35****Median Sold Price****\$650,000**

↑ 18.0%

from Jul 2020:
\$550,825

↑ 9.7%

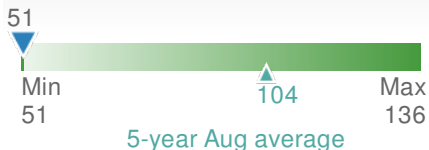
from Aug 2019:
\$592,750

YTD	2020	2019	+/-
	\$530,000	\$493,750	7.3%

5-year Aug average: **\$527,550****Summary**

In 21403, the median sold price for Detached properties for August was \$650,000, representing an increase of 18% compared to last month and an increase of 9.7% from Aug 2019. The average days on market for units sold in August was 26 days, 52% below the 5-year August average of 55 days. There was a 16.3% month over month decrease in new contract activity with 41 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 65; and a 20.3% decrease in supply to 51 active units.

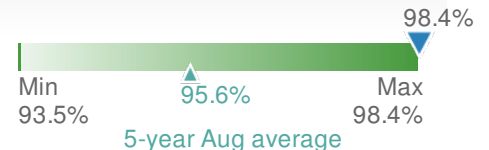
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.09 in July and an increase from 0.50 in August 2019. The Contract Ratio is 124% higher than the 5-year August average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**51**

Jul 2020	Aug 2019
64	102

Avg DOM**26**

Jul 2020	Aug 2019	YTD
49	65	50

Avg Sold to OLP Ratio**98.4%**

Jul 2020	Aug 2019	YTD
96.4%	95.5%	96.0%

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August 2020**21403 - Attached/Townhouse****New Listings****16** **23.1%**from Jul 2020:
13 **14.3%**from Aug 2019:
14

YTD	2020	2019	+/-
	97	117	-17.1%

5-year Aug average: **12****New Pendings****15** **0.0%**from Jul 2020:
15 **-11.8%**from Aug 2019:
17

YTD	2020	2019	+/-
	90	104	-13.5%

5-year Aug average: **10****Closed Sales****11** **-21.4%**from Jul 2020:
14 **-15.4%**from Aug 2019:
13

YTD	2020	2019	+/-
	78	73	6.8%

5-year Aug average: **11****Median
Sold Price****\$337,500** **-6.0%**from Jul 2020:
\$359,000 **20.5%**from Aug 2019:
\$280,000

YTD	2020	2019	+/-
	\$336,250	\$310,000	8.5%

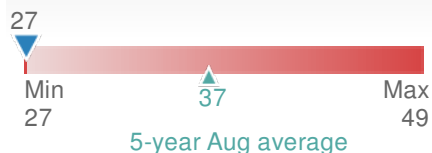
5-year Aug average: **\$298,190****Summary**

In 21403, the median sold price for Attached/Townhouse properties for August was \$337,500, representing a decrease of 6% compared to last month and an increase of 20.5% from Aug 2019. The average days on market for units sold in August was 27 days, 28% below the 5-year August average of 37 days. There was no month over month change in new contract activity with 15 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 18; and a 16.7% increase in supply to 14 active units.

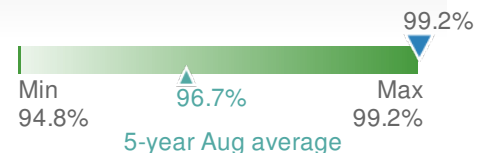
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.08 in July and a decrease from 1.44 in August 2019. The Contract Ratio is 72% higher than the 5-year August average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**14**

Jul 2020	Aug 2019
12	18

Avg DOM**27**

Jul 2020	Aug 2019	YTD
42	43	38

**Avg Sold to
OLP Ratio****99.2%**

Jul 2020	Aug 2019	YTD
97.5%	97.1%	97.8%

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Web: <http://AnnapolisHomeBuzz.com>**August 2020****21403 - Condo & Coop****New Listings****20** **33.3%**from Jul 2020:
15 **42.9%**from Aug 2019:
14

YTD	2020	2019	+/-
	128	130	-1.5%

5-year Aug average: **16****New Pendings****22** **57.1%**from Jul 2020:
14 **100.0%**from Aug 2019:
11

YTD	2020	2019	+/-
	120	100	20.0%

5-year Aug average: **17****Closed Sales****17** **-15.0%**from Jul 2020:
20 **30.8%**from Aug 2019:
13

YTD	2020	2019	+/-
	101	93	8.6%

5-year Aug average: **14****Median
Sold Price****\$243,900** **-20.7%**from Jul 2020:
\$307,500 **-6.8%**from Aug 2019:
\$261,700

YTD	2020	2019	+/-
	\$235,000	\$269,950	-12.9%

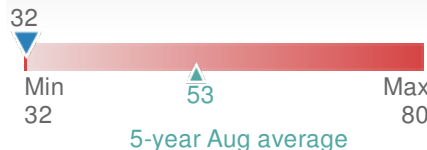
5-year Aug average: **\$254,360****Summary**

In 21403, the median sold price for Condo & Coop properties for August was \$243,900, representing a decrease of 20.7% compared to last month and a decrease of 6.8% from Aug 2019. The average days on market for units sold in August was 32 days, 40% below the 5-year August average of 53 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 25; and a 23.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.73 in July and an increase from 0.29 in August 2019. The Contract Ratio is 128% higher than the 5-year August average of 0.55. 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**20**

Jul 2020	Aug 2019
26	42

Avg DOM**32**

Jul 2020	Aug 2019	YTD
33	54	47

**Avg Sold to
OLP Ratio****98.5%**

Jul 2020	Aug 2019	YTD
97.7%	95.7%	97.4%