August 2020

Detached
Attached/Townhouse
Condo & Coop

Local Market Insight

21403

MarketStats by ShowingTime

Presented by
Win Scudder
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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

51

Min 51 | 104 5-year Aug average | Max 136

Jul 2020	Aug 2019
64	**102**

Avg DOM — 26

26

Min 26 | 55 5-year Aug average | Max 78

Jul 2020	Aug 2019	YTD
49	**65**	**50**

Avg Sold to OLP Ratio — 98.4%

98.4%

Min 93.5% | 95.6% 5-year Aug average | Max 98.4%

Jul 2020	Aug 2019	YTD
96.4%	**95.5%**	**96.0%**

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

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21403 - Attached/Townhouse

New Listings — 16

23.1%	14.3%
from Jul 2020: **13**	from Aug 2019: **14**

YTD	2020	2019	+/-
	97	**117**	-17.1%

5-year Aug average: **12**

New Pendings — 15

0.0%	-11.8%
from Jul 2020: **15**	from Aug 2019: **17**

YTD	2020	2019	+/-
	90	**104**	-13.5%

5-year Aug average: **10**

Closed Sales — 11

-21.4%	-15.4%
from Jul 2020: **14**	from Aug 2019: **13**

YTD	2020	2019	+/-
	78	**73**	6.8%

5-year Aug average: **11**

Median Sold Price — $337,500

-6.0%	20.5%
from Jul 2020: **$359,000**	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

14

Min	5-year Aug average	Max
14	20	26

Jul 2020	Aug 2019
12	**18**

Avg DOM — 27

27

Min	5-year Aug average	Max
27	37	49

Jul 2020	Aug 2019	YTD
42	**43**	**38**

Avg Sold to OLP Ratio — 99.2%

99.2%

Min	5-year Aug average	Max
94.8%	96.7%	99.2%

Jul 2020	Aug 2019	YTD
97.5%	**97.1%**	**97.8%**

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

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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

20

Min 20 — 43 (5-year Aug average) — Max 64

Jul 2020	Aug 2019
26	**42**

Avg DOM — 32

32

Min 32 — 53 (5-year Aug average) — Max 80

Jul 2020	Aug 2019	YTD
33	**54**	**47**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 93.6% — 95.6% (5-year Aug average) — Max 98.5%

Jul 2020	Aug 2019	YTD
97.7%	**95.7%**	**97.4%**

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