

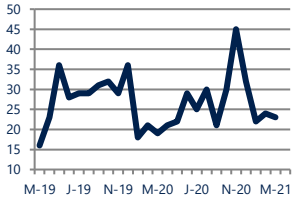


Focus On: **Beltsville Housing Market**

March 2021

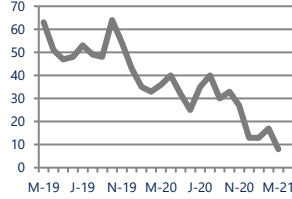
Zip Code(s): 20705

**Units Sold**  
23



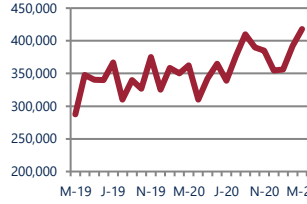
**Up 21%**  
Vs. Year Ago

**Active Inventory**  
8



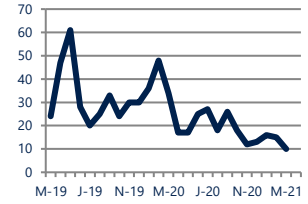
**Down -78%**  
Vs. Year Ago

**Median Sale Price**  
\$418,000

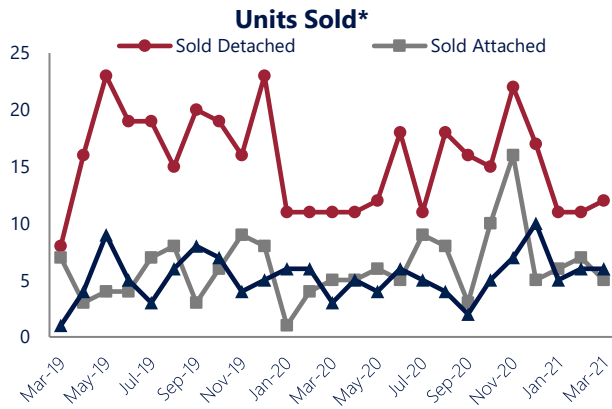


**Up 15%**  
Vs. Year Ago

**Days On Market**  
10

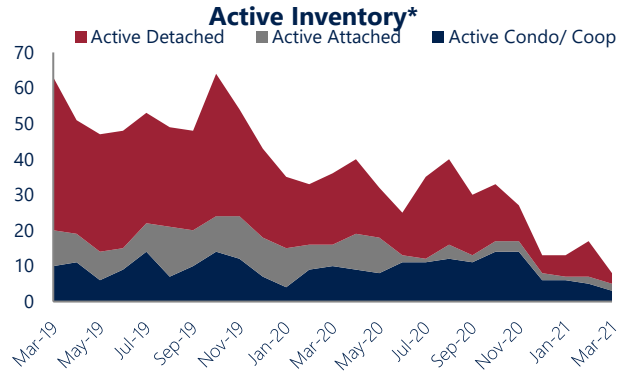


**Down**  
Vs. Year Ago



**Units Sold**

There was a decrease in total units sold in March, with 23 sold this month in Beltsville versus 24 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 21% versus March 2020.



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 28 units or 78%. The total number of active inventory this March was 8 compared to 36 in March 2020. This month's total of 8 is lower than the previous month's total supply of available inventory of 17, a decrease of 53%.

**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Beltsville Homes was \$362,395. This March, the median sale price was \$418,000, an increase of 15% or \$55,605 compared to last year. The current median sold price is 7% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Beltsville are defined as properties listed in zip code/s 20705.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





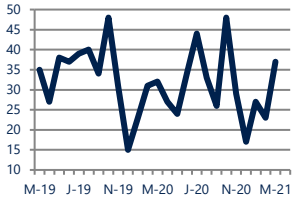
## Focus On: Beltsville Housing Market

March 2021

Zip Code(s): 20705

### New Listings

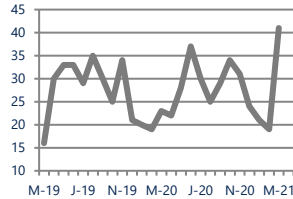
37



Up 16%  
Vs. Year Ago

### Current Contracts

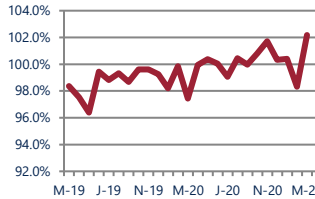
41



Up 78%  
Vs. Year Ago

### Sold Vs. List Price

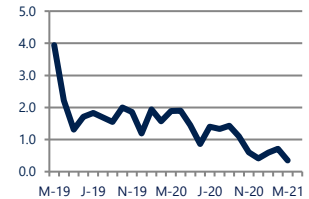
102.2%



Up 4.9%  
Vs. Year Ago

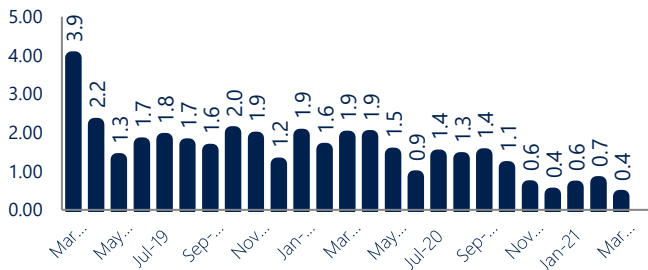
### Months of Supply

0.4



Down -81%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

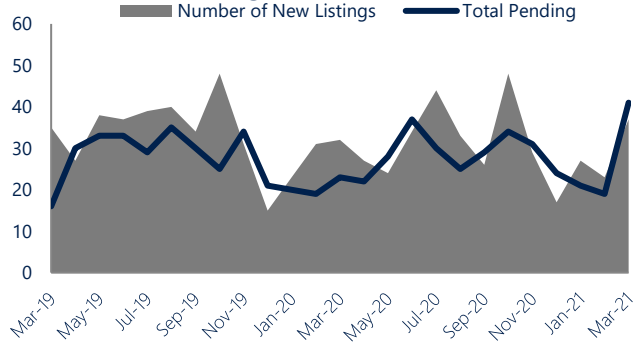
In March, there was 0.3 months of supply available in Beltsville, compared to 1.9 in March 2020. That is a decrease of 82% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

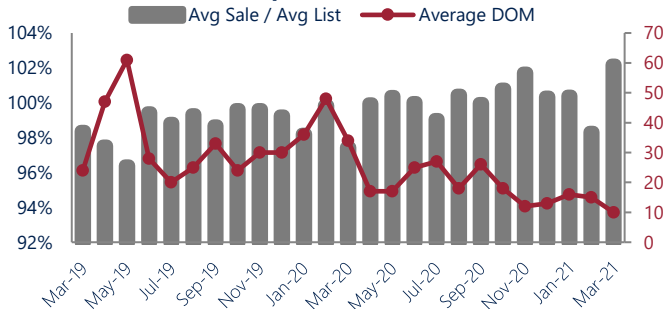
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Beltsville compared to 32 in March 2020, an increase of 16%. There were 41 current contracts pending sale this March compared to 23 a year ago. The number of current contracts is 78% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Beltsville was 102.2% of the average list price, which is 4.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 34. This decrease was impacted by the limited number of sales.



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