

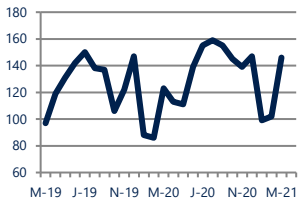


Focus On: Cecil County Housing Market

March 2021

Units Sold

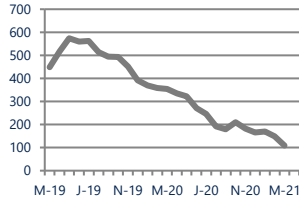
146



Up 19%
Vs. Year Ago

Active Inventory

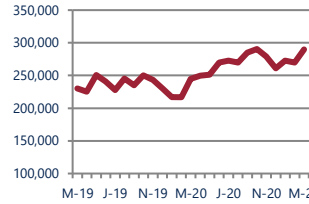
109



Down -69%
Vs. Year Ago

Median Sale Price

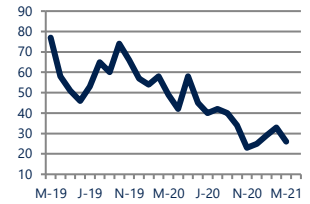
\$289,900



Up 18%
Vs. Year Ago

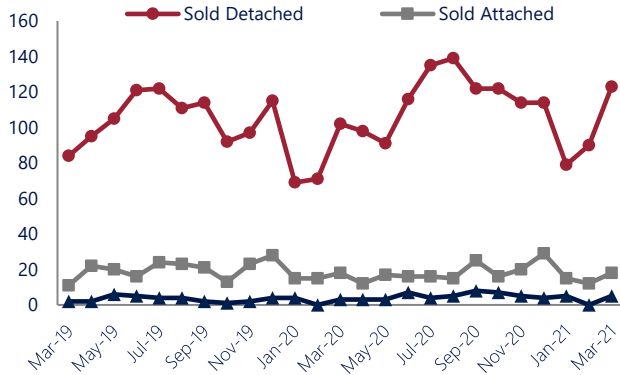
Days On Market

26



Down -47%
Vs. Year Ago

Units Sold*



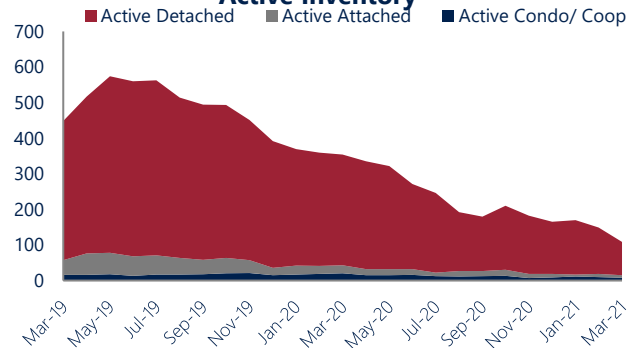
Units Sold

There was an increase in total units sold in March, with 146 sold this month in Cecil County. This month's total units sold was higher than at this time last year.

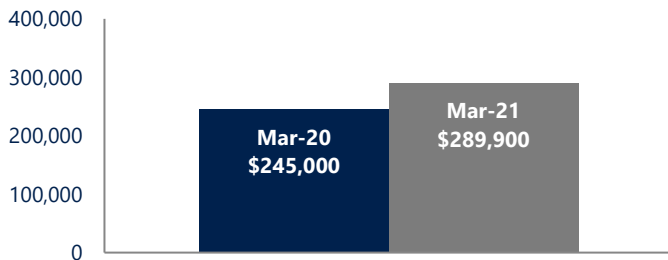
Active Inventory

Versus last year, the total number of homes available this month is lower by 245 units or 69%. The total number of active inventory this March was 109 compared to 354 in March 2020. This month's total of 109 is lower than the previous month's total supply of available inventory of 149, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Cecil County Homes was \$245,000. This March, the median sale price was \$289,900, an increase of 18% or \$44,900 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.

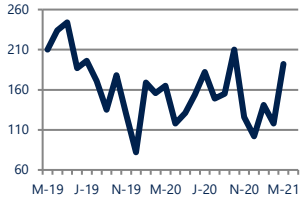


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



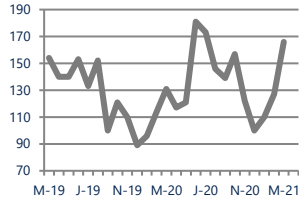


New Listings
192



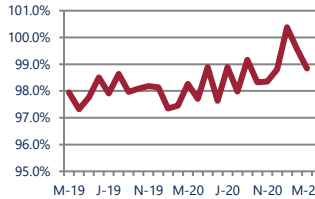
Up 16%
Vs. Year Ago

Current Contracts
166



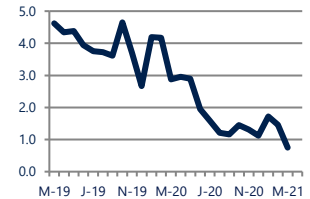
Up 27%
Vs. Year Ago

Sold Vs. List Price
98.8%



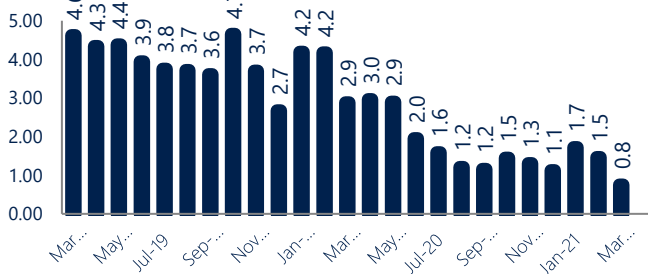
Up 0.6%
Vs. Year Ago

Months of Supply
0.8



Down -74%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 192 homes newly listed for sale in Cecil County compared to 165 in March 2020, an increase of 16%.

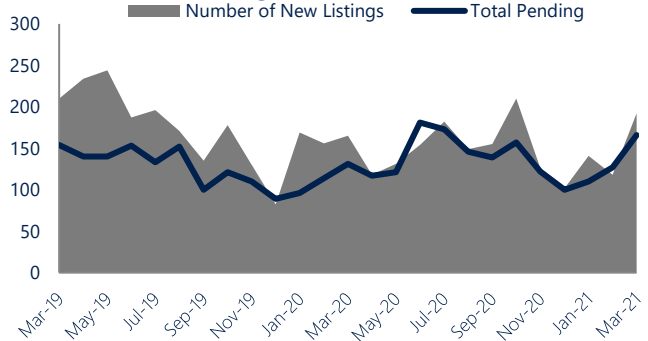
There were 166 current contracts pending sale this March compared to 131 a year ago. The number of current contracts is 27% higher than last March.

Months of Supply

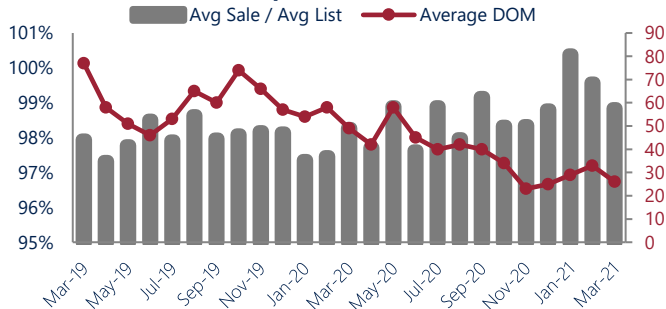
In March, there was 0.7 months of supply available in Cecil County, compared to 2.9 in March 2020. That is a decrease of 74% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Cecil County was 98.8% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 49, a decrease of 47%.



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