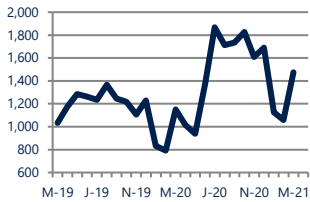




Units Sold

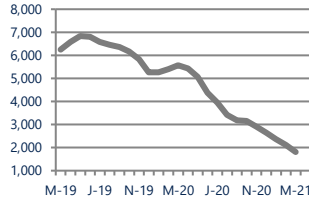
1,475



Up 28%
Vs. Year Ago

Active Inventory

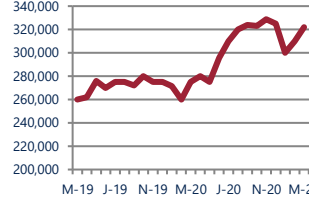
1,809



Down -68%
Vs. Year Ago

Median Sale Price

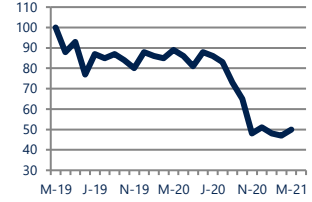
\$321,875



Up 17%
Vs. Year Ago

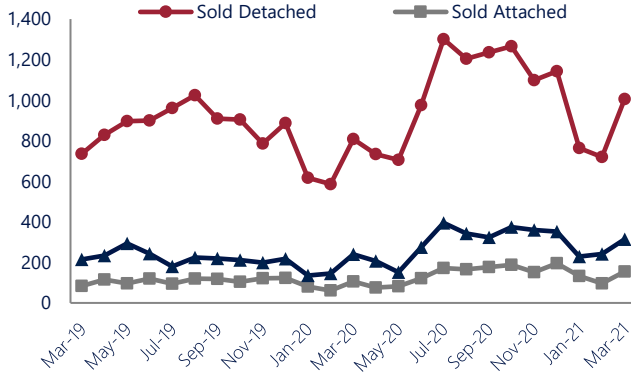
Days On Market

50



Down -44%
Vs. Year Ago

Units Sold*



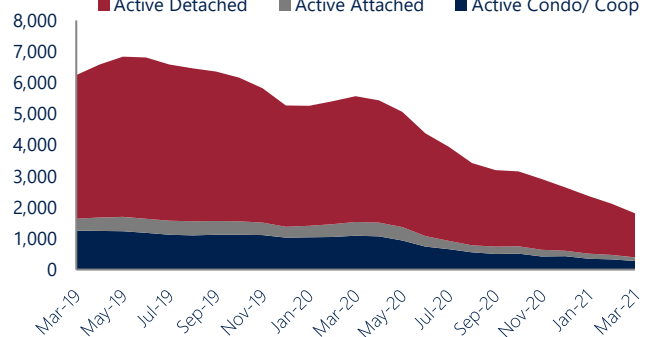
Units Sold

There was an increase in total units sold in March, with 1,475 sold this month in Eastern Shore Maryland. This month's total units sold was higher than at this time last year.

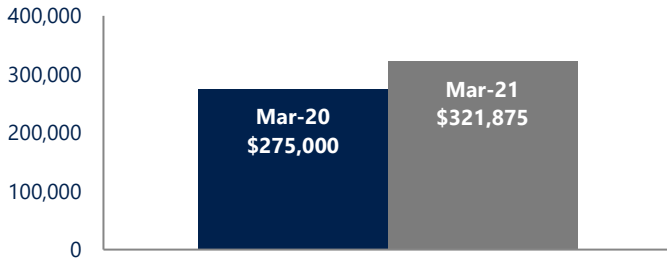
Active Inventory

Versus last year, the total number of homes available this month is lower by 3,762 units or 68%. The total number of active inventory this March was 1,809 compared to 5,571 in March 2020. This month's total of 1,809 is lower than the previous month's total supply of available inventory of 2,112, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Eastern Shore Maryland Homes was \$275,000. This March, the median sale price was \$321,875, an increase of 17% or \$46,875 compared to last year. The current median sold price is 4% 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.



*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

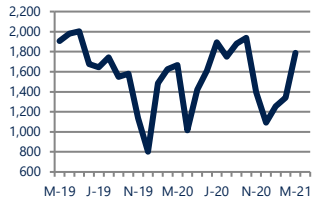
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

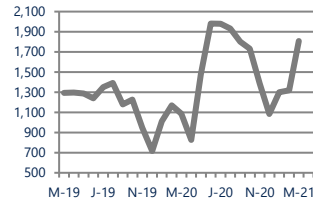
1,788



Up 7%
Vs. Year Ago

Current Contracts

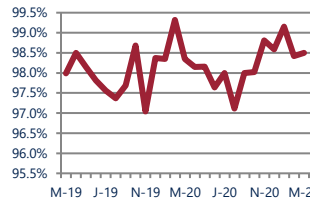
1,809



Up 67%
Vs. Year Ago

Sold Vs. List Price

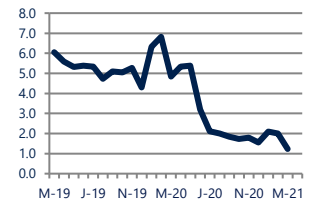
98.5%



No Change
Vs. Year Ago

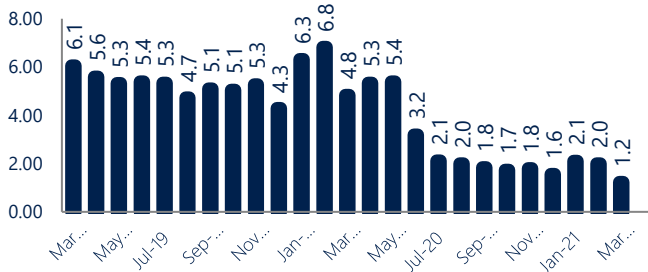
Months of Supply

1.2



Down -75%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

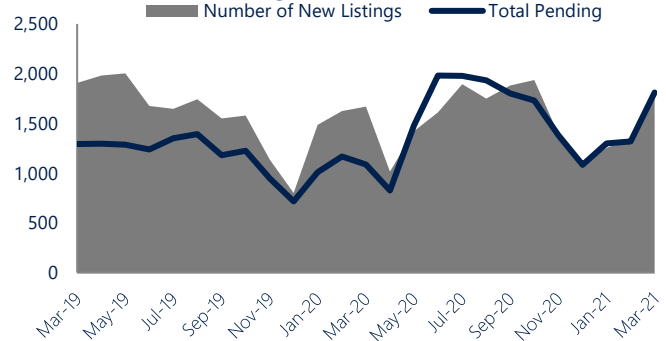
This month there were 1,788 homes newly listed for sale in Eastern Shore Maryland compared to 1,668 in March 2020, an increase of 7%. There were 1,809 current contracts pending sale this March compared to 1,086 a year ago. The number of current contracts is 67% higher than last March.

Months of Supply

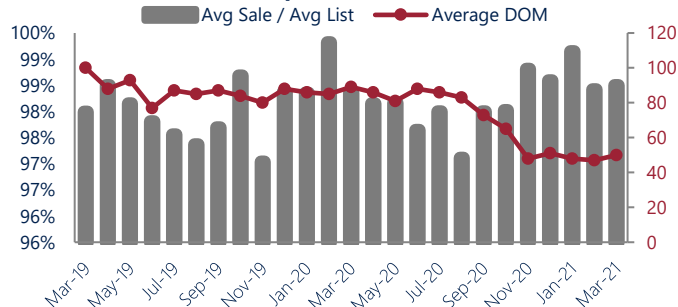
In March, there was 1.2 months of supply available in Eastern Shore Maryland, compared to 4.8 in March 2020. That is a decrease of 75% versus a year ago.

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 Eastern Shore Maryland was 98.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 89, a decrease of 44%.



*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

*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.

