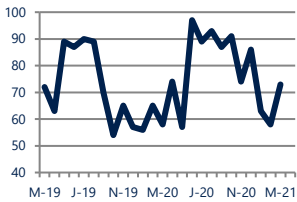




Zip Code(s): 21212 and 21239

Units Sold

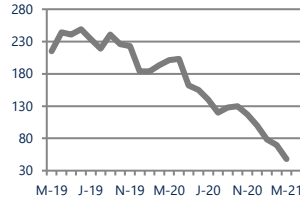
73



Up 26%
Vs. Year Ago

Active Inventory

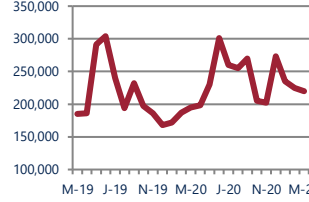
48



Down -76%
Vs. Year Ago

Median Sale Price

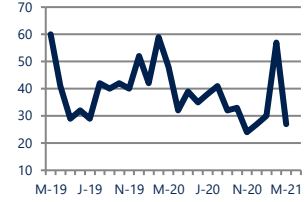
\$219,900



Up 13%
Vs. Year Ago

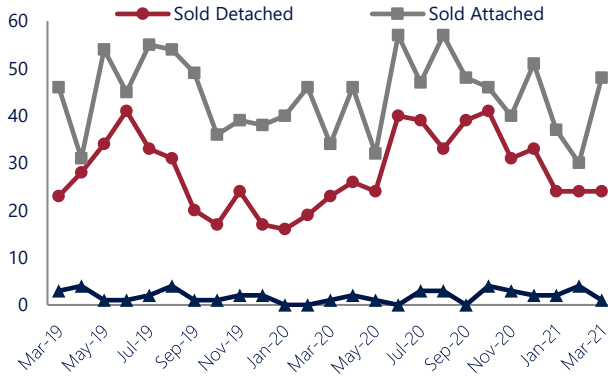
Days On Market

27



Down -44%
Vs. Year Ago

Units Sold*



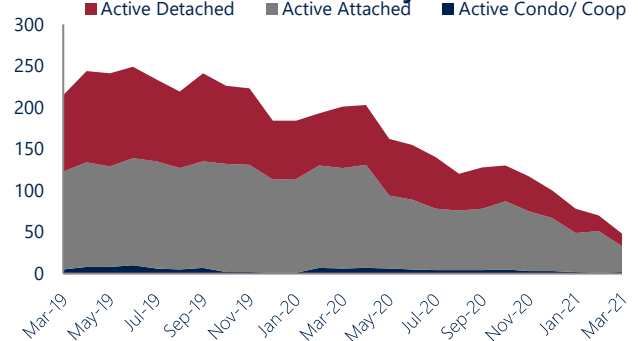
Units Sold

There was an increase in total units sold in March, with 73 sold this month in Homeland, Cedarcroft, and New Northwood versus 58 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 26% versus March 2020.

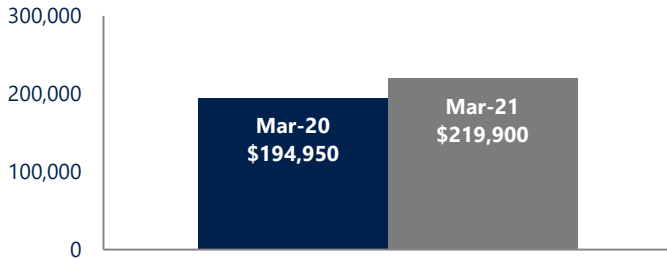
Active Inventory

Versus last year, the total number of homes available this month is lower by 153 units or 76%. The total number of active inventory this March was 48 compared to 201 in March 2020. This month's total of 48 is lower than the previous month's total supply of available inventory of 70, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Homeland, Cedarcroft, and New Northwood Homes was \$194,950. This March, the median sale price was \$219,900, an increase of 13% or \$24,950 compared to last year. The current median sold price is 2% lower 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.

Homeland, Cedarcroft, and New Northwood are defined as properties listed in zip code/s 21212 and 21239.

*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.

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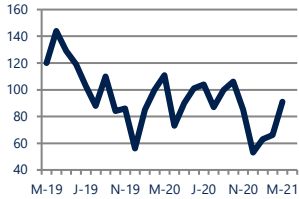




Zip Code(s): 21212 and 21239

New Listings

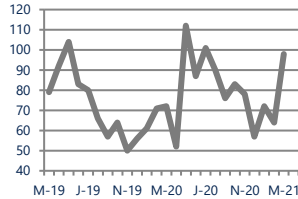
91



Down -18%
Vs. Year Ago

Current Contracts

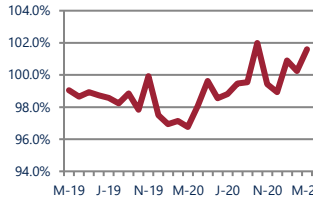
98



Up 36%
Vs. Year Ago

Sold Vs. List Price

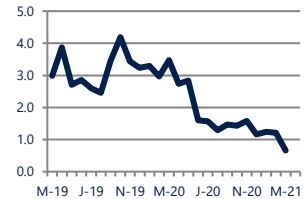
101.6%



Up
Vs. Year Ago

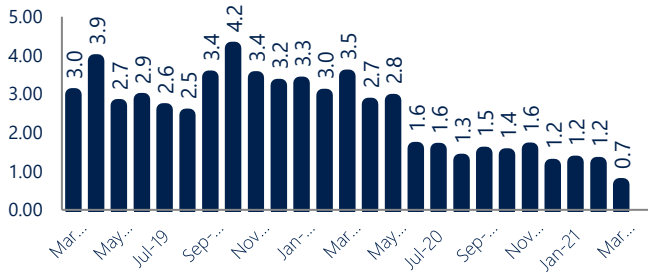
Months of Supply

0.7



Down -81%
Vs. Year Ago

Months Of Supply



Months of Supply

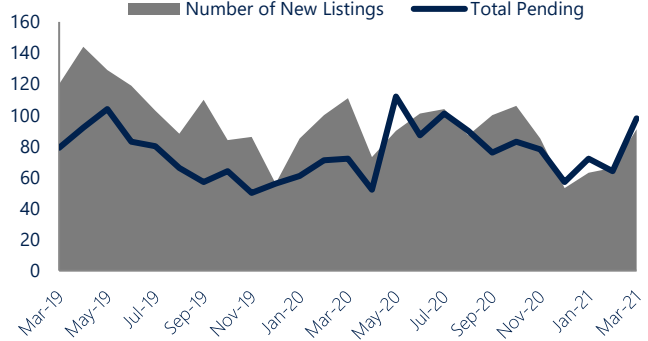
In March, there was 0.7 months of supply available in Homeland, Cedarcroft, and New Northwood, compared to 3.5 in March 2020. That is a decrease of 81% versus a year ago.

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.

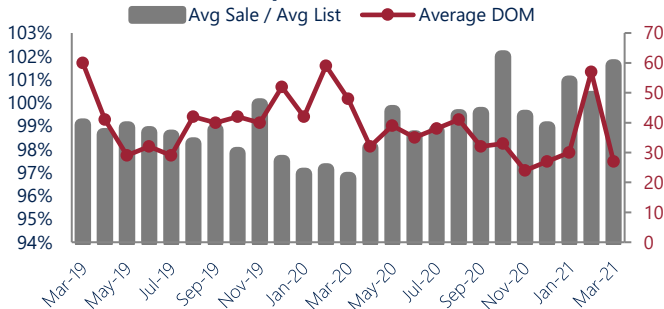
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Homeland, Cedarcroft, and New Northwood compared to 111 in March 2020, a decrease of 18%. There were 98 current contracts pending sale this March compared to 72 a year ago. The number of current contracts is 36% 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 Homeland, Cedarcroft, and New Northwood was 101.6% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 48, a decrease of 44%.

Homeland, Cedarcroft, and New Northwood are defined as properties listed in zip code/s 21212 and 21239.

*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.

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