



Focus On: Laurel Housing Market

March 2021

Zip Code(s): 20707, 20708, 20723 and 20724

Units Sold

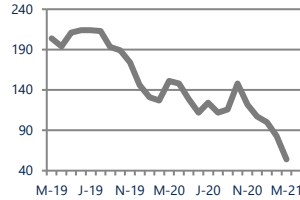
135



Up
Vs. Year Ago

Active Inventory

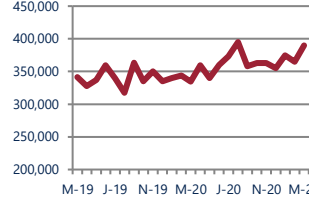
54



Down -64%
Vs. Year Ago

Median Sale Price

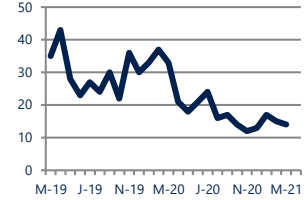
\$390,000



Up 17%
Vs. Year Ago

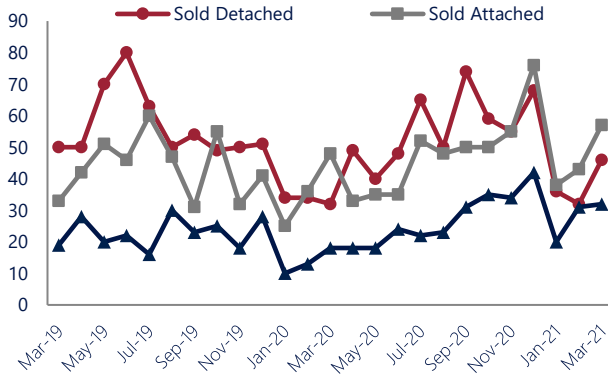
Days On Market

14



Down -58%
Vs. Year Ago

Units Sold*



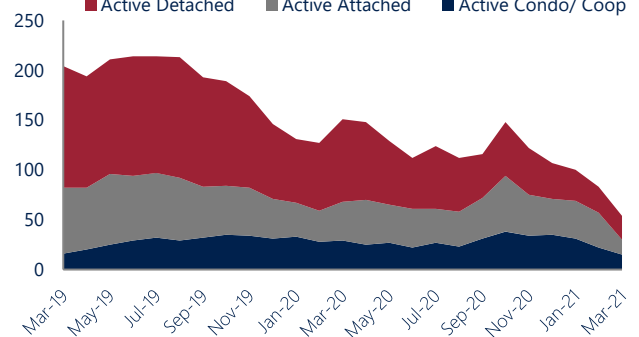
Units Sold

There was an increase in total units sold in March, with 135 sold this month in Laurel. This month's total units sold was higher than at this time last year.

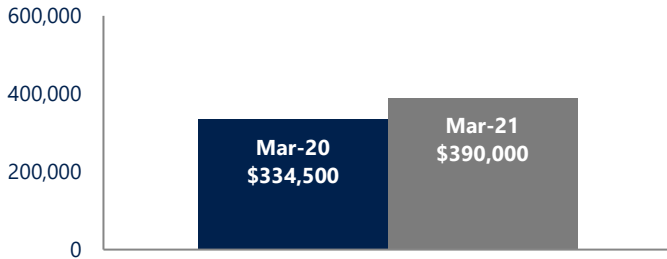
Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 64%. The total number of active inventory this March was 54 compared to 151 in March 2020. This month's total of 54 is lower than the previous month's total supply of available inventory of 83, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Laurel Homes was \$334,500. This March, the median sale price was \$390,000, an increase of 17% or \$55,500 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.

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*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.





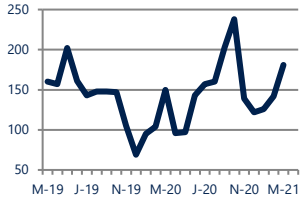
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New Listings

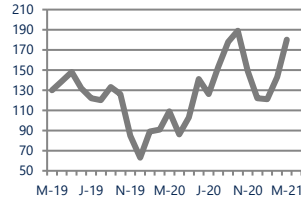
181



Up 21%
Vs. Year Ago

Current Contracts

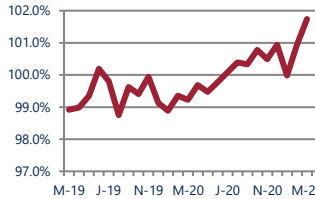
180



Up 65%
Vs. Year Ago

Sold Vs. List Price

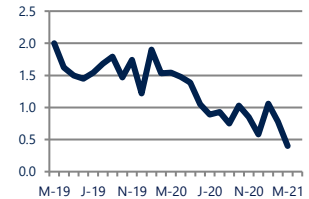
101.7%



Up 2.5%
Vs. Year Ago

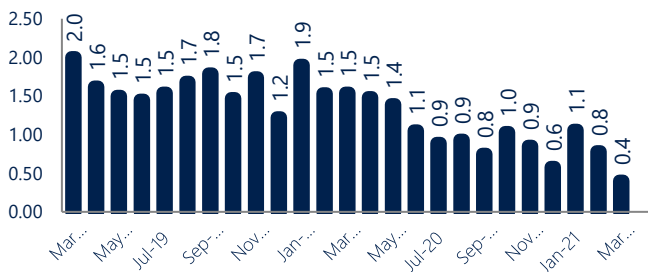
Months of Supply

0.4



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

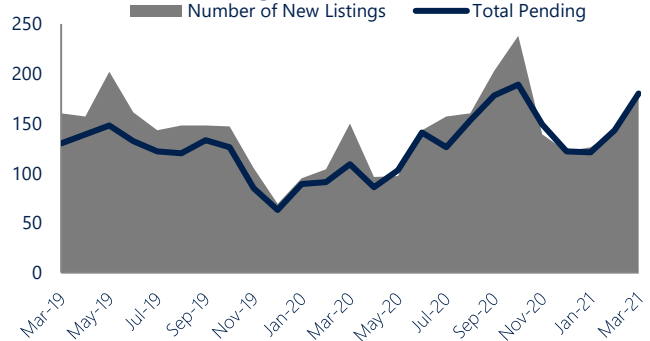
In March, there was 0.4 months of supply available in Laurel, compared to 1.5 in March 2020. That is a decrease of 74% versus a year ago.

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.

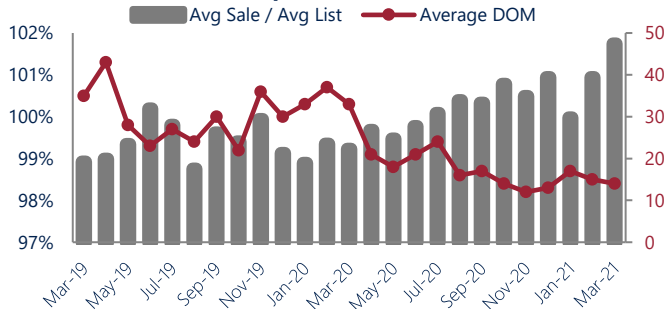
New Listings & Current Contracts

This month there were 181 homes newly listed for sale in Laurel compared to 150 in March 2020, an increase of 21%. There were 180 current contracts pending sale this March compared to 109 a year ago. The number of current contracts is 65% 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 Laurel was 101.7% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 33, a decrease of 58%.



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