



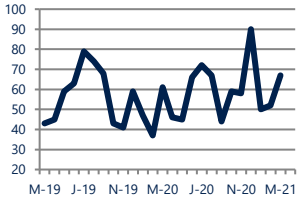
Focus On: Middle River Housing Market

March 2021

Zip Code(s): 21220

Units Sold

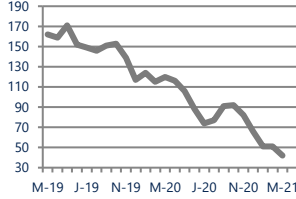
67



Up 10%  
Vs. Year Ago

Active Inventory

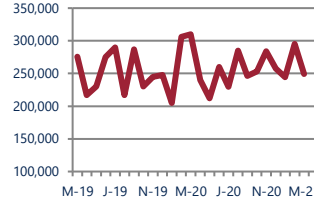
42



Down -65%  
Vs. Year Ago

Median Sale Price

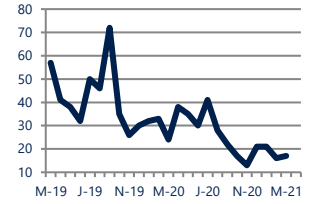
\$249,000



Down -20%  
Vs. Year Ago

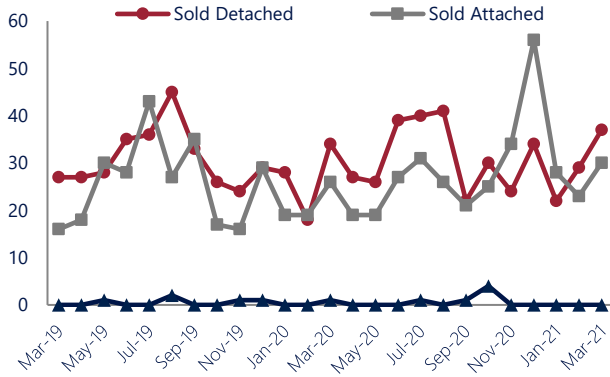
Days On Market

17



Down -29%  
Vs. Year Ago

Units Sold\*



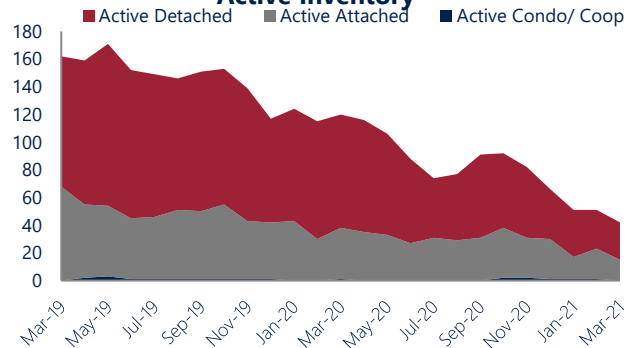
Units Sold

There was an increase in total units sold in March, with 67 sold this month in Middle River versus 52 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 10% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 65%. The total number of active inventory this March was 42 compared to 120 in March 2020. This month's total of 42 is lower than the previous month's total supply of available inventory of 51, a decrease of 18%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last March, the median sale price for Middle River Homes was \$310,000. This March, the median sale price was \$249,000, a decrease of 20% or \$61,000 compared to last year. The current median sold price is 16% 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.

Middle River are defined as properties listed in zip code/s 21220.

\*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.





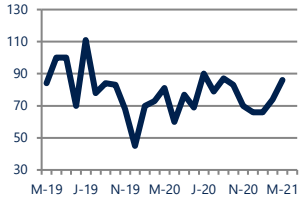
## Focus On: Middle River Housing Market

March 2021

Zip Code(s): 21220

### New Listings

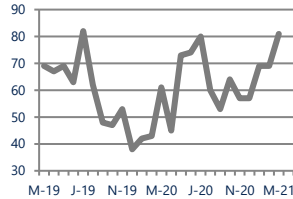
86



**Up 6%**  
Vs. Year Ago

### Current Contracts

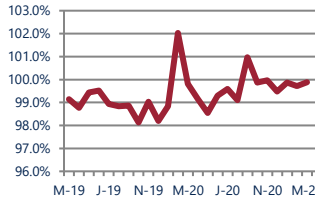
81



**Up 33%**  
Vs. Year Ago

### Sold Vs. List Price

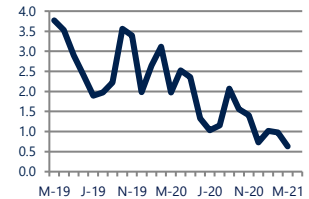
99.9%



**No Change**  
Vs. Year Ago

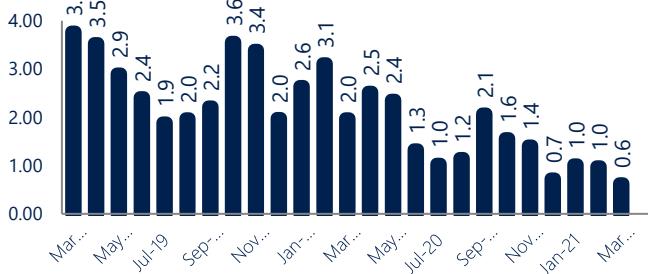
### Months of Supply

0.6



**Down -68%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

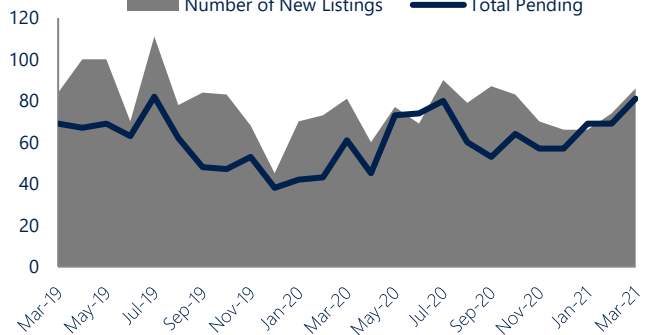
In March, there was 0.6 months of supply available in Middle River, compared to 2.0 in March 2020. That is a decrease of 68% versus a year ago.

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.

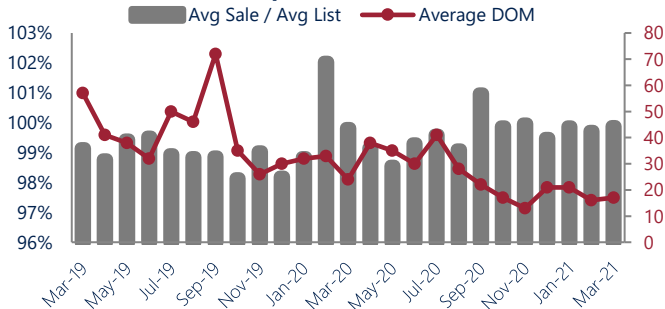
### New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Middle River compared to 81 in March 2020, an increase of 6%. There were 81 current contracts pending sale this March compared to 61 a year ago. The number of current contracts is 33% 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 Middle River was 99.9% 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 17, lower than the average last year, which was 24, a decrease of 29%.



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