



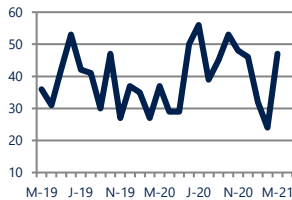
Focus On: Pikesville and Stevenson Housing Market

March 2021

Zip Code(s): 21208 and 21153

Units Sold

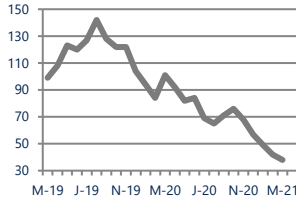
47



Up 27%
Vs. Year Ago

Active Inventory

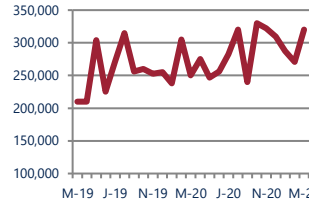
38



Down -62%
Vs. Year Ago

Median Sale Price

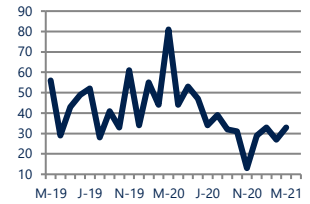
\$320,000



Up 28%
Vs. Year Ago

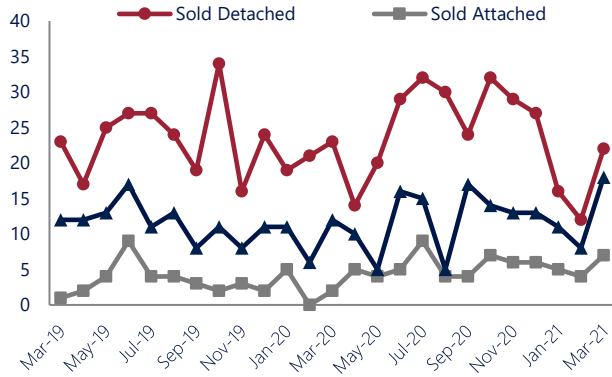
Days On Market

33



Down -59%
Vs. Year Ago

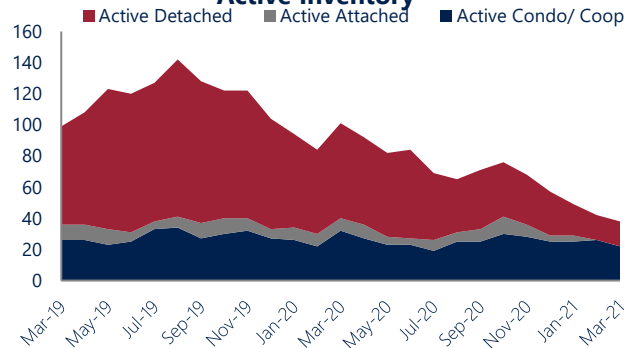
Units Sold*



Units Sold

There was an increase in total units sold in March, with 47 sold this month in Pikesville and Stevenson. This month's total units sold was higher than at this time last year.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 62%. The total number of active inventory this March was 38 compared to 101 in March 2020. This month's total of 38 is lower than the previous month's total supply of available inventory of 42, a decrease of 10%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Pikesville and Stevenson Homes was \$250,000. This March, the median sale price was \$320,000, an increase of \$70,000 compared to last year. The current median sold price is 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.

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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.





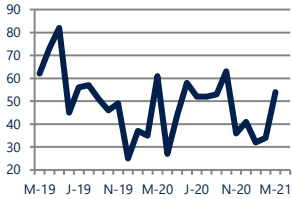
Focus On: Pikesville and Stevenson Housing Market

March 2021

Zip Code(s): 21208 and 21153

New Listings

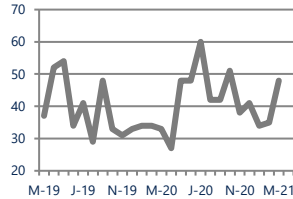
54



Down -11%
Vs. Year Ago

Current Contracts

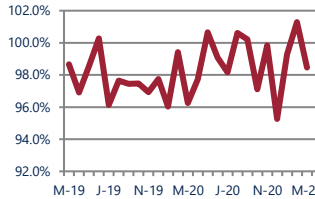
48



Up 45%
Vs. Year Ago

Sold Vs. List Price

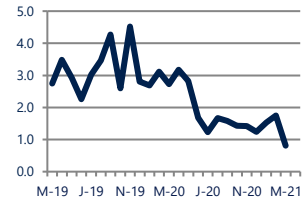
98.5%



Up 2.3%
Vs. Year Ago

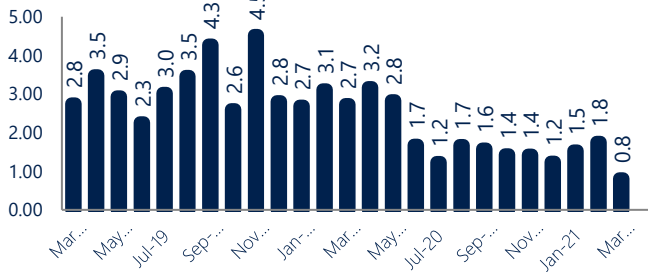
Months of Supply

0.8



Down -70%
Vs. Year Ago

Months Of Supply



Months of Supply

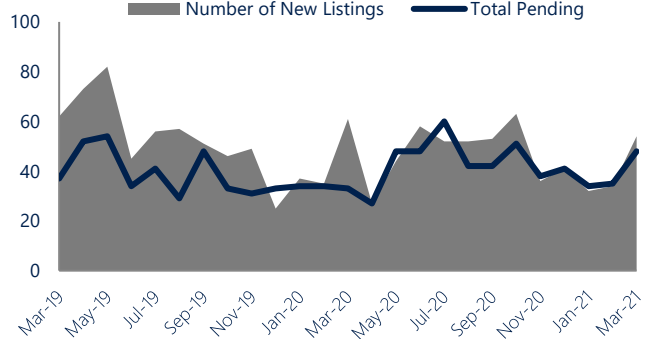
In March, there was 0.8 months of supply available in Pikesville and Stevenson, compared to 2.7 in March 2020. That is a decrease of 70% versus a year ago.

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.

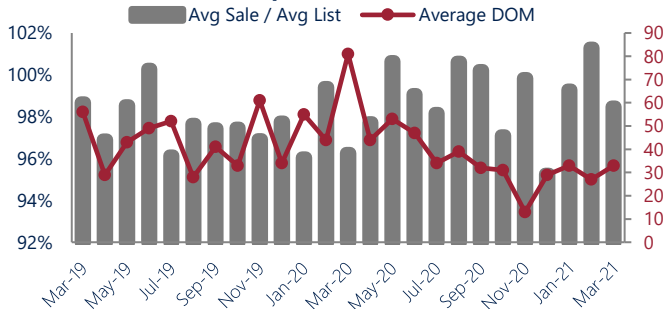
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Pikesville and Stevenson compared to 61 in March 2020, a decrease of 11%. There were 48 current contracts pending sale this March compared to 33 a year ago. The number of current contracts is 45% 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 Pikesville and Stevenson was 98.5% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 81, a decrease of 59%.



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