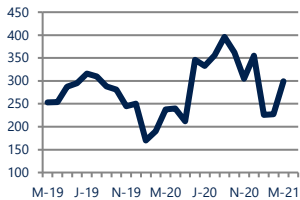


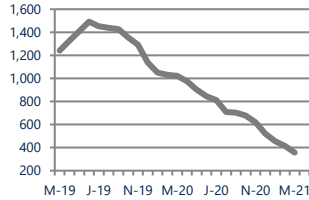


Units Sold
299



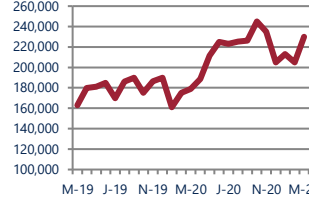
Up 26%
 Vs. Year Ago

Active Inventory
357



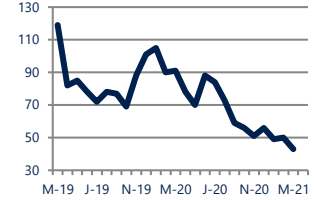
Down -65%
 Vs. Year Ago

Median Sale Price
\$230,000



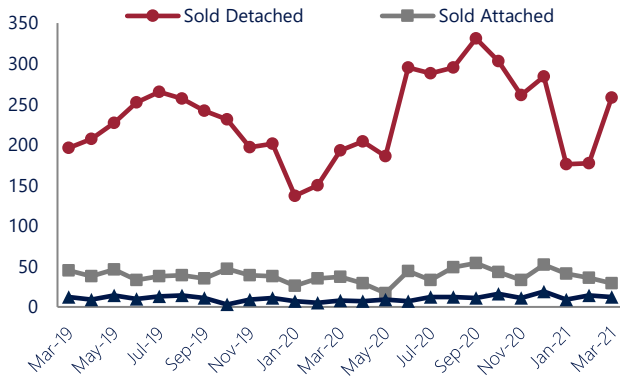
Up 29%
 Vs. Year Ago

Days On Market
43



Down -53%
 Vs. Year Ago

Units Sold*



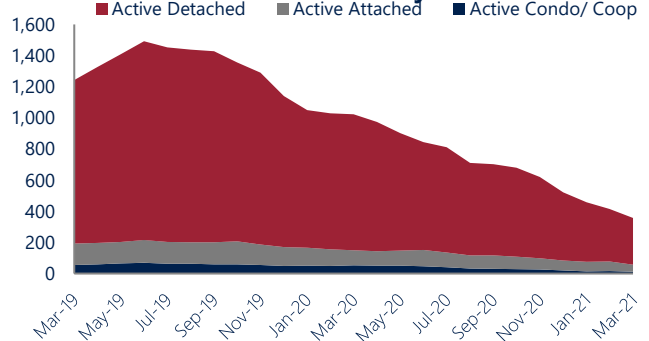
Units Sold

There was an increase in total units sold in March, with 299 sold this month in Western Maryland versus 227 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 26% versus March 2020.

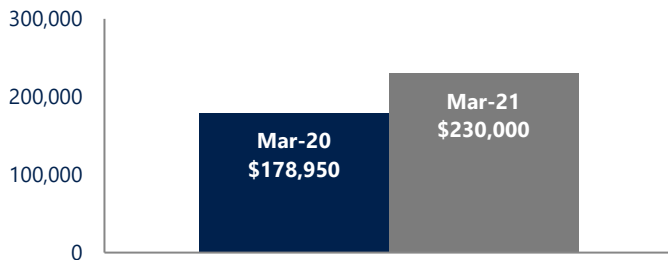
Active Inventory

Versus last year, the total number of homes available this month is lower by 665 units or 65%. The total number of active inventory this March was 357 compared to 1,022 in March 2020. This month's total of 357 is lower than the previous month's total supply of available inventory of 414, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Western Maryland Homes was \$178,950. This March, the median sale price was \$230,000, an increase of \$51,050 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.

*Defined as the counties of Allegany, Garrett, and Washington in MD

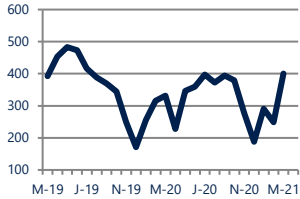
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

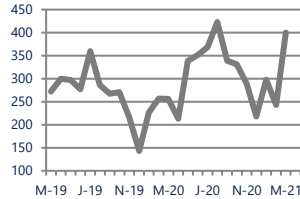
400



Up 20%
Vs. Year Ago

Current Contracts

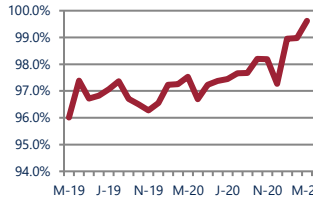
400



Up 56%
Vs. Year Ago

Sold Vs. List Price

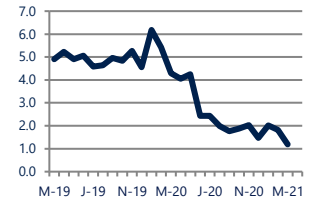
99.6%



Up 2.1%
Vs. Year Ago

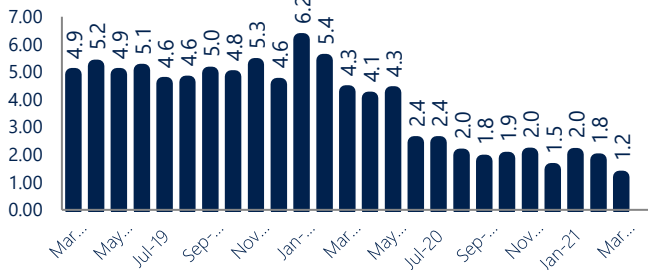
Months of Supply

1.2



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.2 months of supply available in Western Maryland, compared to 4.3 in March 2020. That is a decrease of 72% versus a year ago.

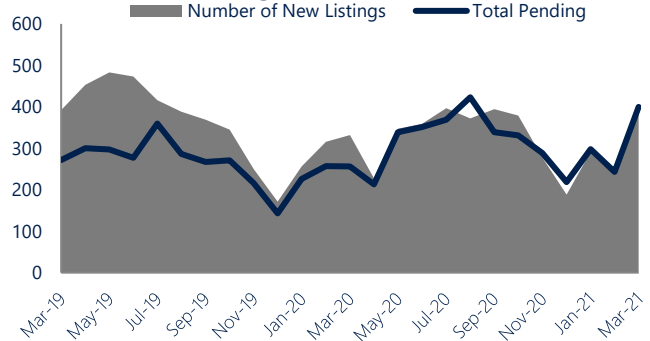
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

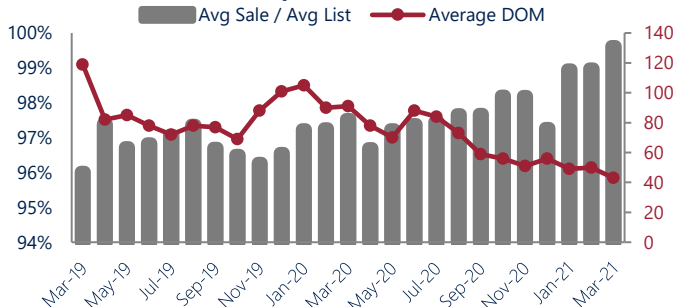
This month there were 400 homes newly listed for sale in Western Maryland compared to 332 in March 2020, an increase of 20%.

There were 400 current contracts pending sale this March compared to 256 a year ago. The number of current contracts is 56% 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 Western Maryland was 99.6% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 91, a decrease of 53%.



*Defined as the counties of Allegany, Garrett, and Washington in MD

*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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