

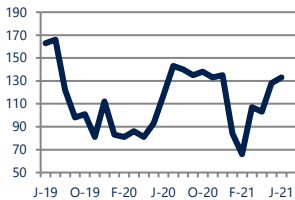


Focus On: Bel Air Housing Market

June 2021

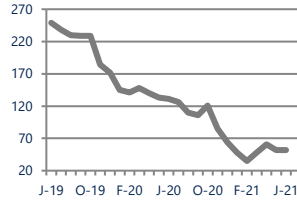
Zip Code(s): 21014 and 21015

Units Sold
133



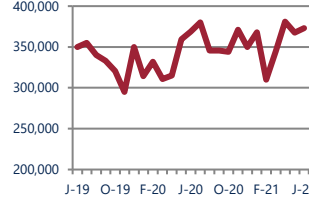
Up 13%
Vs. Year Ago

Active Inventory
52



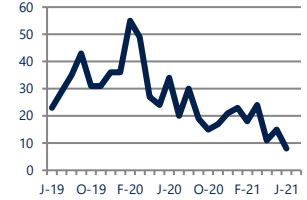
Down -60%
Vs. Year Ago

Median Sale Price
\$373,000



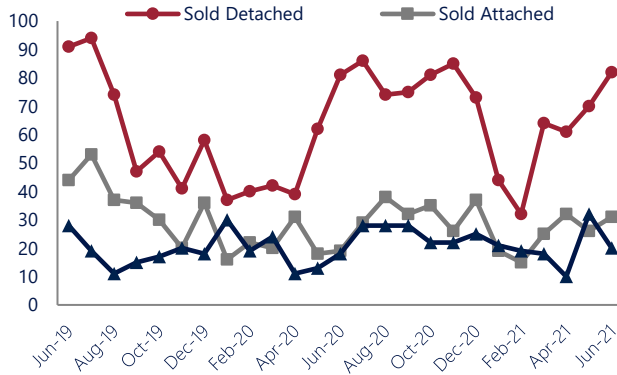
Up 1%
Vs. Year Ago

Days On Market
8



Down -76%
Vs. Year Ago

Units Sold*



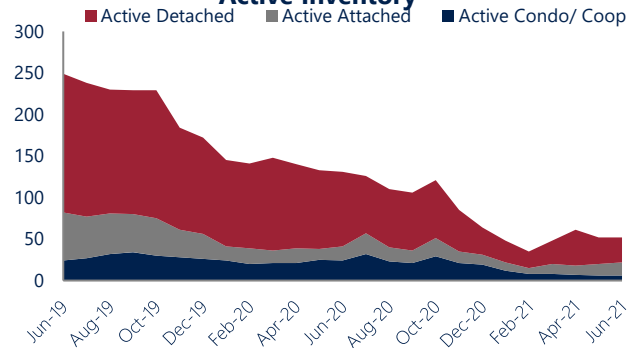
Units Sold

There was an increase in total units sold in June, with 133 sold this month in Bel Air versus 128 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

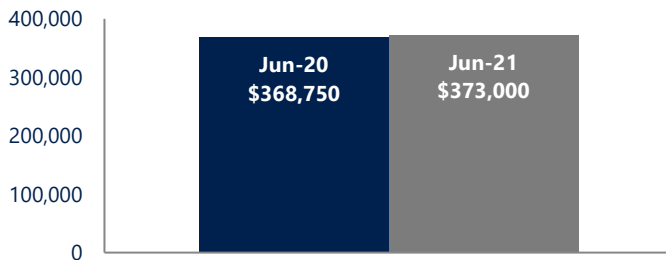
Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 60%. The total number of active inventory this June was 52 compared to 131 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bel Air Homes was \$368,750. This June, the median sale price was \$373,000, an increase of 1% or \$4,250 compared to last year. The current median sold price is 1% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bel Air are defined as properties listed in zip code/s 21014 and 21015.

*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.





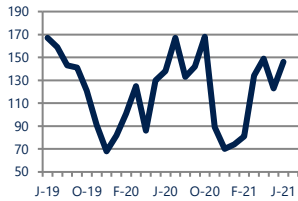
Focus On: Bel Air Housing Market

June 2021

Zip Code(s): 21014 and 21015

New Listings

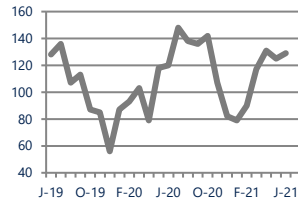
146



Up 6%
Vs. Year Ago

Current Contracts

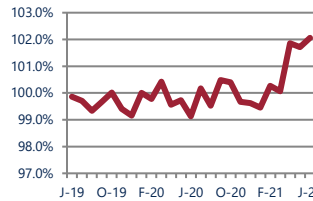
129



Up 7%
Vs. Year Ago

Sold Vs. List Price

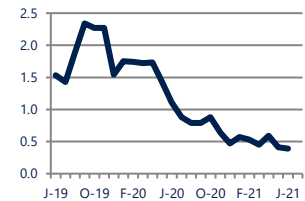
102.1%



Up 3%
Vs. Year Ago

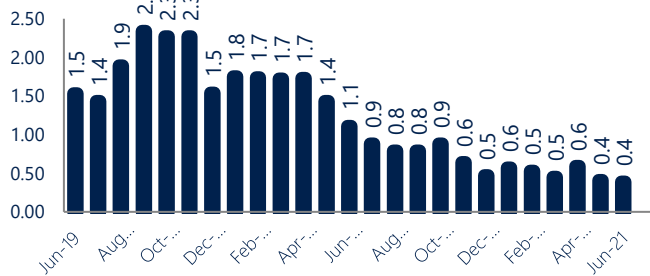
Months of Supply

0.4



Down -65%
Vs. Year Ago

Months of Supply



Months of Supply

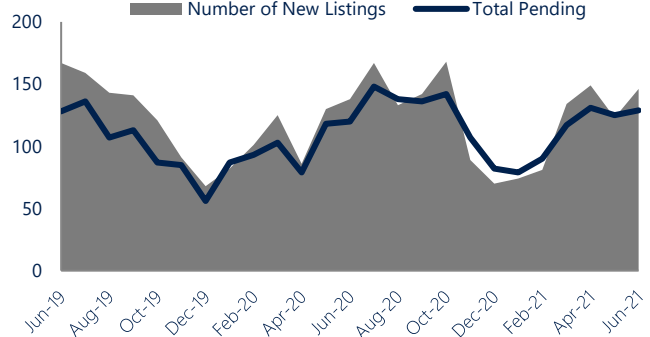
In June, there was 0.4 months of supply available in Bel Air, compared to 1.1 in June 2020. That is a decrease of 65% versus a year ago.

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.

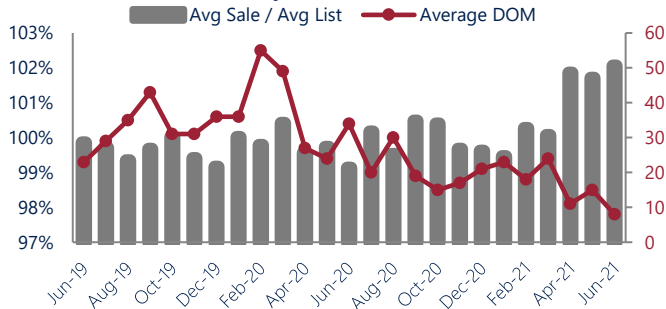
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Bel Air compared to 138 in June 2020, an increase of 6%. There were 129 current contracts pending sale this June compared to 120 a year ago. The number of current contracts is 8% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bel Air was 102.1% of the average list price, which is 2.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 34, a decrease of 76%.



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