



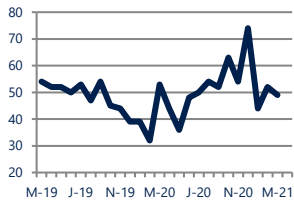
Focus On: Brooklyn and Curtis Bay Housing Market

March 2021

Zip Code(s): 21225 and 21226

Units Sold

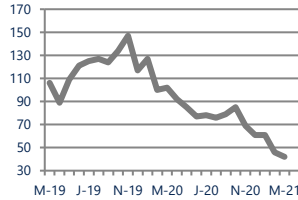
49



Down -8%
Vs. Year Ago

Active Inventory

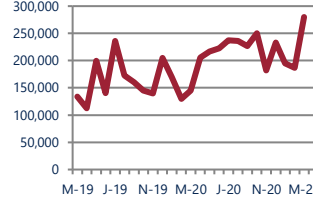
42



Down -59%
Vs. Year Ago

Median Sale Price

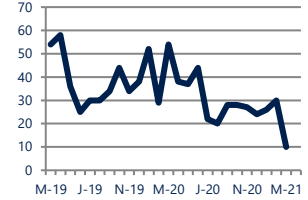
\$280,000



Up
Vs. Year Ago

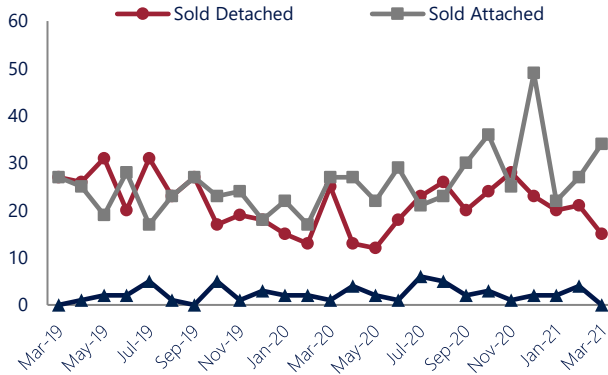
Days On Market

10



Down -81%
Vs. Year Ago

Units Sold*



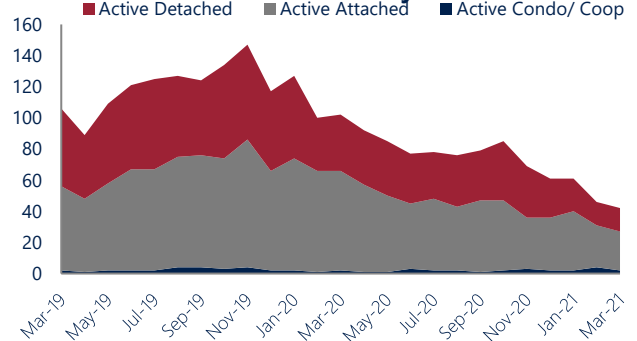
Units Sold

There was a decrease in total units sold in March, with 49 sold this month in Brooklyn and Curtis Bay versus 52 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 59%. The total number of active inventory this March was 42 compared to 102 in March 2020. This month's total of 42 is lower than the previous month's total supply of available inventory of 46, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Brooklyn and Curtis Bay Homes was \$145,000. This March, the median sale price was \$280,000, an increase of \$135,000 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.

Brooklyn and Curtis Bay are defined as properties listed in zip code/s 21225 and 21226.

*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.





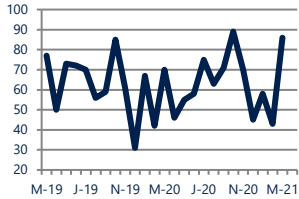
Focus On: Brooklyn and Curtis Bay Housing Market

March 2021

Zip Code(s): 21225 and 21226

New Listings

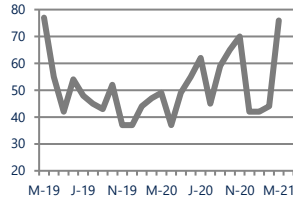
86



Up 23%
Vs. Year Ago

Current Contracts

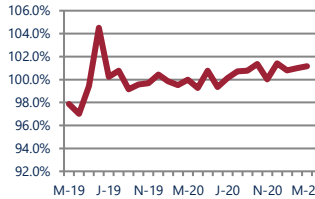
76



Up 55%
Vs. Year Ago

Sold Vs. List Price

101.2%



Up 1.2%
Vs. Year Ago

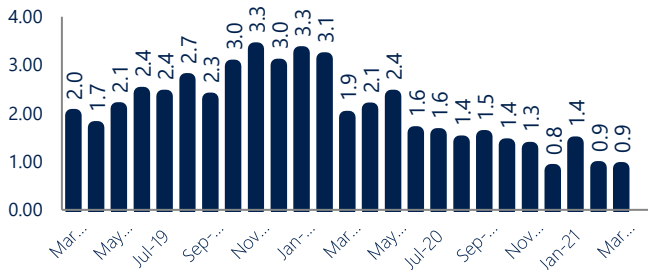
Months of Supply

0.9



Down -55%
Vs. Year Ago

Months Of Supply



Months of Supply

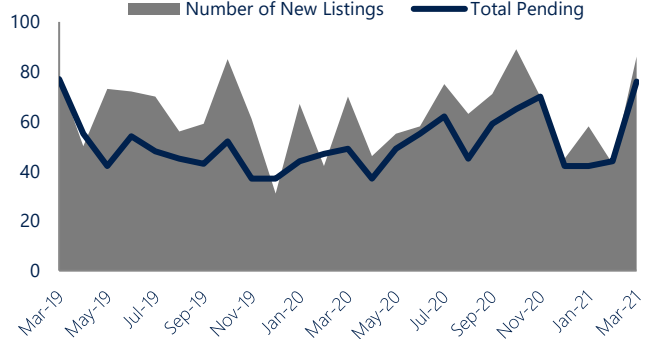
In March, there was 0.9 months of supply available in Brooklyn and Curtis Bay, compared to 1.9 in March 2020. That is a decrease of 55% versus a year ago.

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.

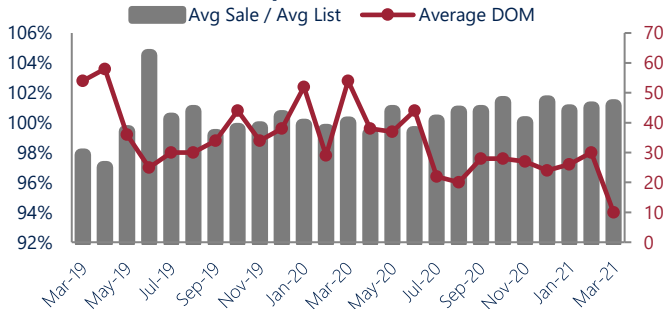
New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Brooklyn and Curtis Bay compared to 70 in March 2020, an increase of 23%. There were 76 current contracts pending sale this March compared to 49 a year ago. The number of current contracts is 55% 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 Brooklyn and Curtis Bay was 101.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 54, a decrease of 81%.

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