



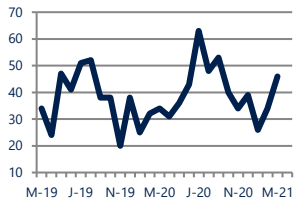
Focus On: Fallston and Joppa Housing Market

March 2021

Zip Code(s): 21047 and 21085

Units Sold

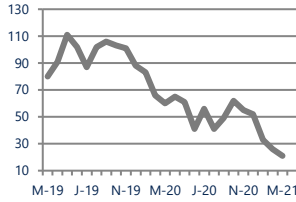
46



Up
Vs. Year Ago

Active Inventory

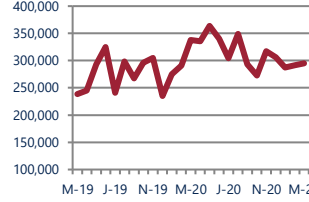
21



Down -65%
Vs. Year Ago

Median Sale Price

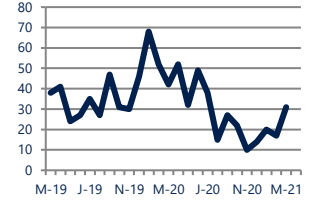
\$294,750



Down -13%
Vs. Year Ago

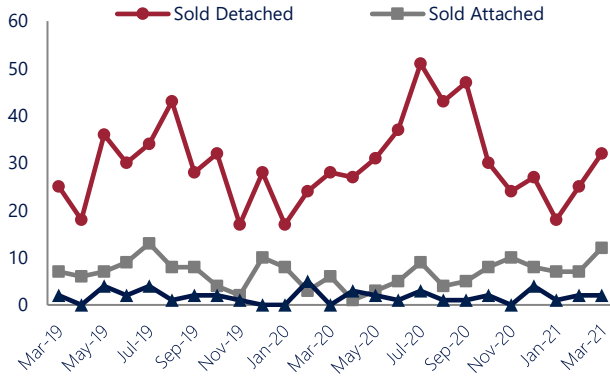
Days On Market

31



Down -26%
Vs. Year Ago

Units Sold*



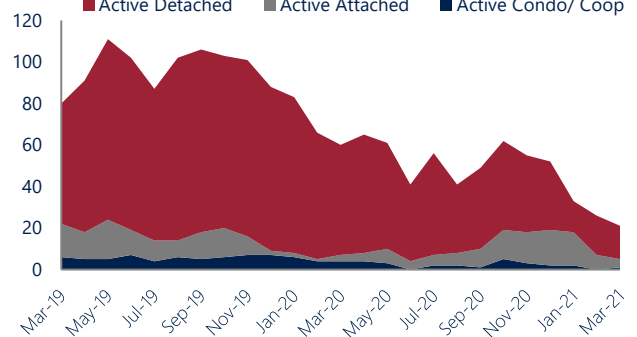
Units Sold

There was an increase in total units sold in March, with 46 sold this month in Fallston and Joppa. This month's total units sold was higher than at this time last year.

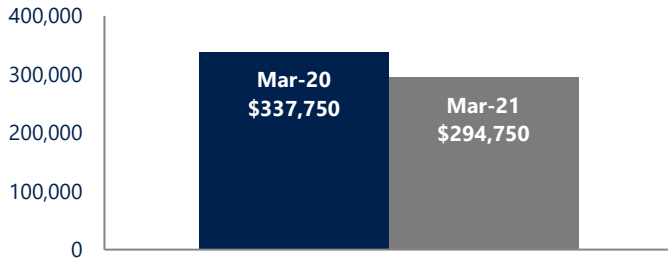
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 65%. The total number of active inventory this March was 21 compared to 60 in March 2020. This month's total of 21 is lower than the previous month's total supply of available inventory of 26, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Fallston and Joppa Homes was \$337,750. This March, the median sale price was \$294,750, a decrease of 13% or \$43,000 compared to last year. The current median sold price is 1% 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.

Fallston and Joppa are defined as properties listed in zip code/s 21047 and 21085.

*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.





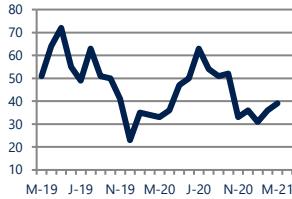
Focus On: Fallston and Joppa Housing Market

March 2021

Zip Code(s): 21047 and 21085

New Listings

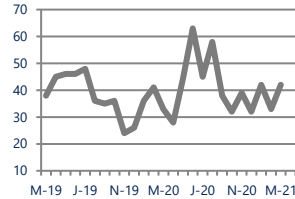
39



Up 18%
Vs. Year Ago

Current Contracts

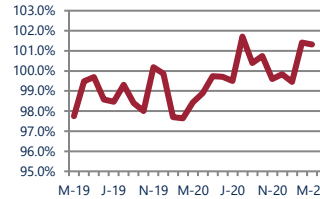
42



Up 27%
Vs. Year Ago

Sold Vs. List Price

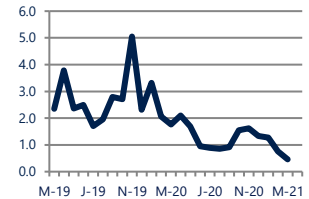
101.3%



Up 2.9%
Vs. Year Ago

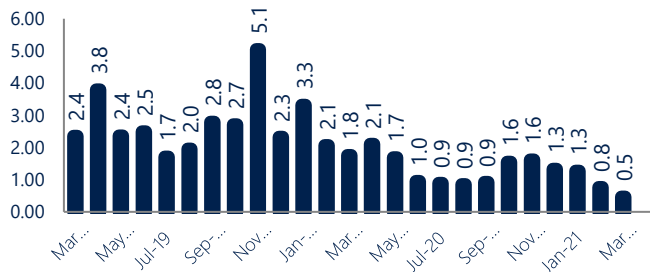
Months of Supply

0.5



Down -74%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Fallston and Joppa compared to 33 in March 2020, an increase of 18%.

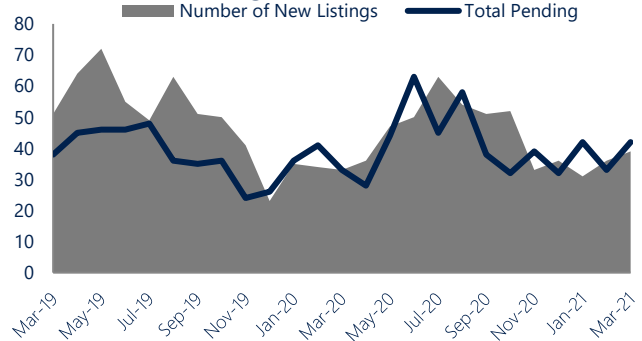
There were 42 current contracts pending sale this March compared to 33 a year ago. The number of current contracts is 27% higher than last March.

Months of Supply

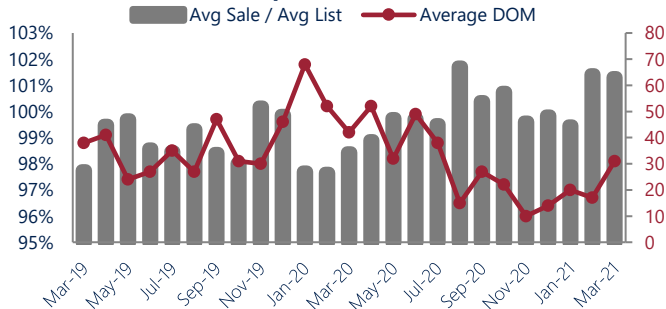
In March, there was 0.5 months of supply available in Fallston and Joppa, compared to 1.8 in March 2020. That is a decrease of 74% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Fallston and Joppa was 101.3% 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 31, lower than the average last year, which was 42, a decrease of 26%.



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