



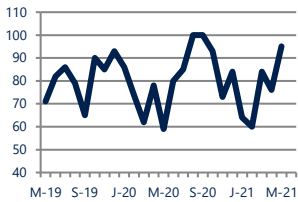
Focus On: Mt Washington, Pimlico, and Arlington Housing Market

May 2021

Zip Code(s): 21215 and 21209

Units Sold

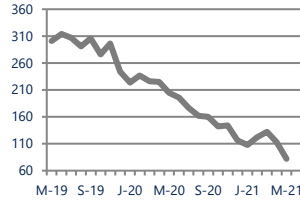
95



Up
Vs. Year Ago

Active Inventory

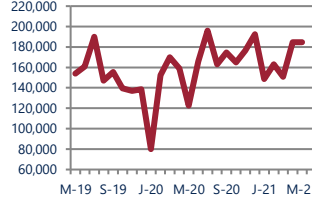
82



Down -60%
Vs. Year Ago

Median Sale Price

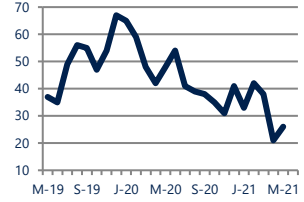
\$184,500



Up 51%
Vs. Year Ago

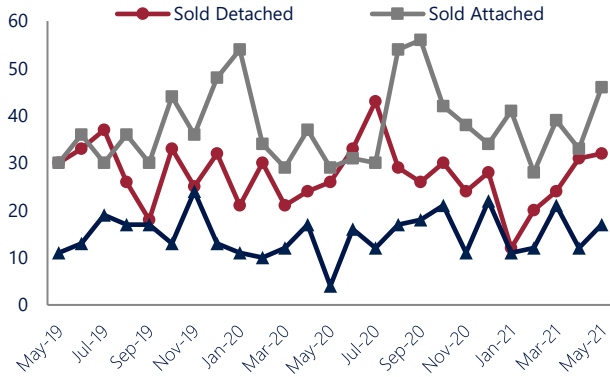
Days On Market

26



Down -46%
Vs. Year Ago

Units Sold*



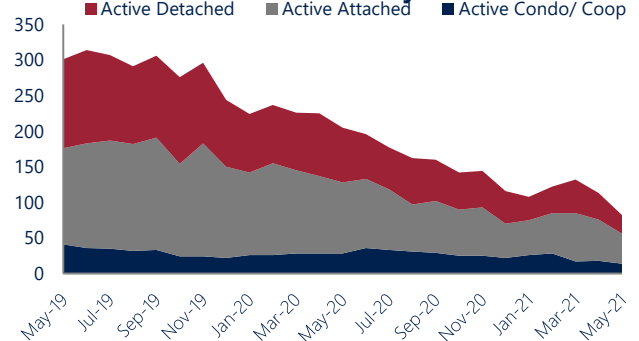
Units Sold

There was an increase in total units sold in May, with 95 sold this month in Mt Washington, Pimlico, and Arlington. 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 123 units or 60%. The total number of active inventory this May was 82 compared to 205 in May 2020. This month's total of 82 is lower than the previous month's total supply of available inventory of 113, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Mt Washington, Pimlico, and Arlington Homes was \$122,500. This May, the median sale price was \$184,500, an increase of 51% or \$62,000 compared to last year. The current median sold price is approximately the same as the median price in April.

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

Mt Washington, Pimlico, and Arlington are defined as properties listed in zip code/s 21215 and 21209.

*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.

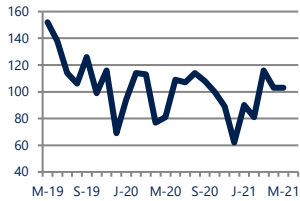




Zip Code(s): 21215 and 21209

New Listings

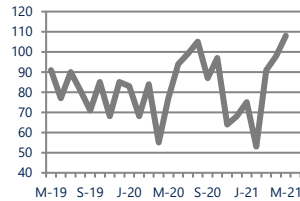
103



Up 27%
Vs. Year Ago

Current Contracts

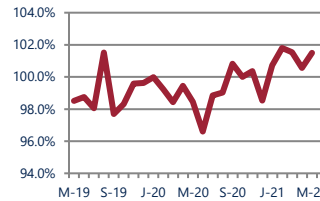
108



Up 40%
Vs. Year Ago

Sold Vs. List Price

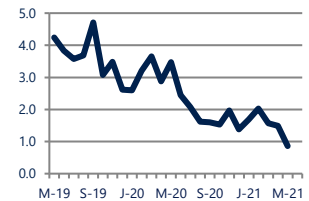
101.5%



Up 3.1%
Vs. Year Ago

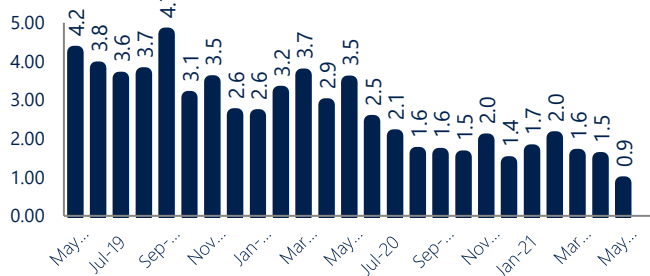
Months of Supply

0.9



Down -75%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

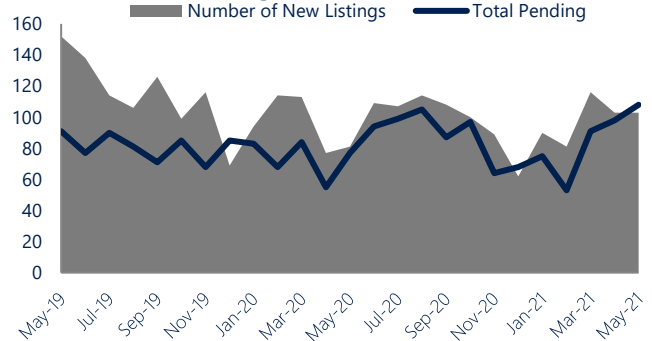
This month there were 103 homes newly listed for sale in Mt Washington, Pimlico, and Arlington compared to 81 in May 2020, an increase of 27%. There were 108 current contracts pending sale this May compared to 77 a year ago. The number of current contracts is 40% higher than last May.

Months of Supply

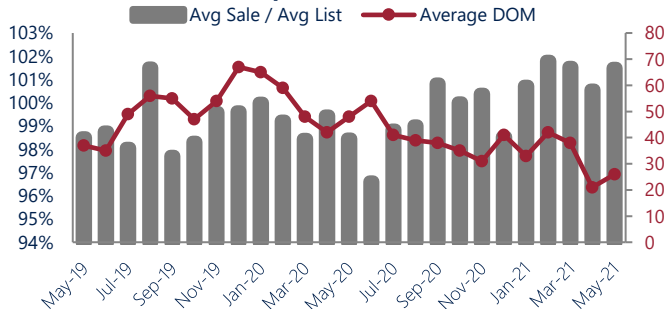
In May, there was 0.9 months of supply available in Mt Washington, Pimlico, and Arlington, compared to 3.5 in May 2020. That is a decrease of 75% versus a year ago.

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 May, the average sale price in Mt Washington, Pimlico, and Arlington was 101.5% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 48, a decrease of 46%.



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