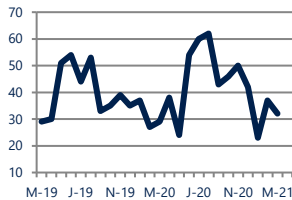




Zip Code(s): 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020

Units Sold

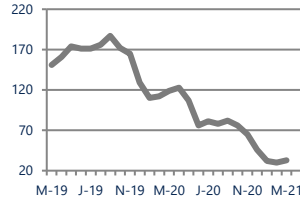
32



Up 10%
Vs. Year Ago

Active Inventory

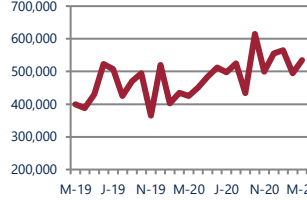
33



Down -72%
Vs. Year Ago

Median Sale Price

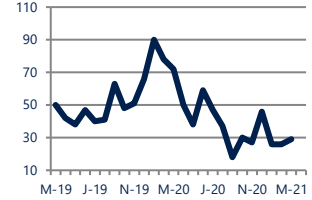
\$535,000



Up
Vs. Year Ago

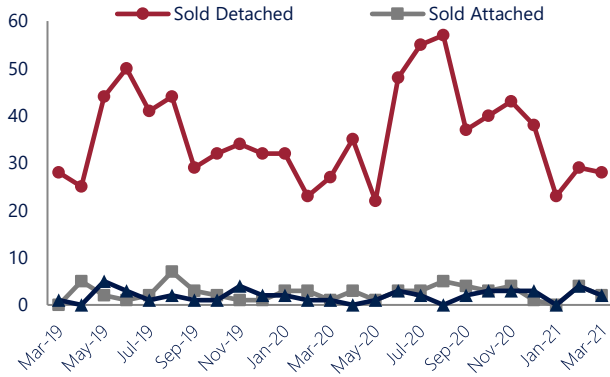
Days On Market

29



Down
Vs. Year Ago

Units Sold*



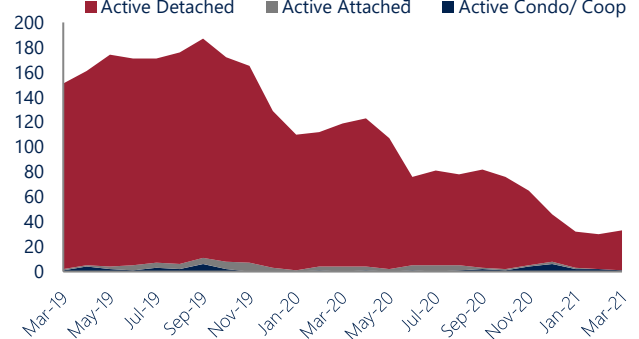
Units Sold

There was a decrease in total units sold in March, with 32 sold this month in Phoenix, Sparks, and Northern Baltimore County versus 37 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 10% versus March 2020.

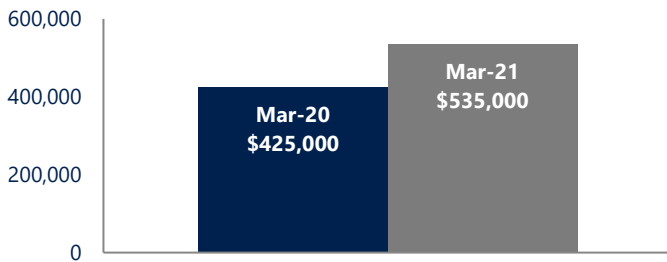
Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 72%. The total number of active inventory this March was 33 compared to 119 in March 2020. This month's total of 33 is higher than the previous month's total supply of available inventory of 30, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Phoenix, Sparks, and Northern Baltimore County Homes was \$425,000. This March, the median sale price was \$535,000, an increase of \$110,000 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.

Phoenix, Sparks, and Northern Baltimore County are defined as properties listed in zip code/s 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020.

*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.

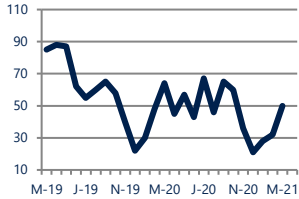




Zip Code(s): 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020

New Listings

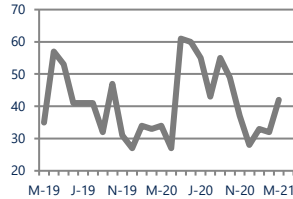
50



Down -22%
Vs. Year Ago

Current Contracts

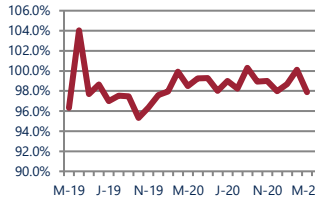
42



Up 24%
Vs. Year Ago

Sold Vs. List Price

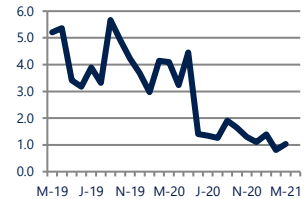
97.9%



Down -0.6%
Vs. Year Ago

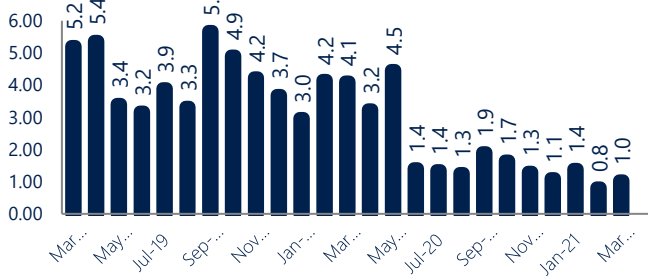
Months of Supply

1.0



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

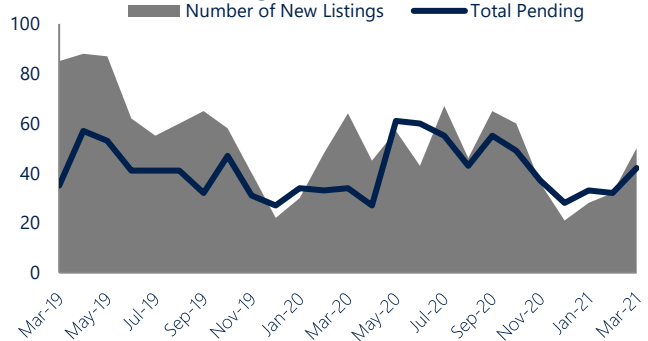
In March, there was 1.0 months of supply available in Phoenix, Sparks, and Northern Baltimore County, compared to 4.1 in March 2020. That is a decrease of 75% versus a year ago.

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.

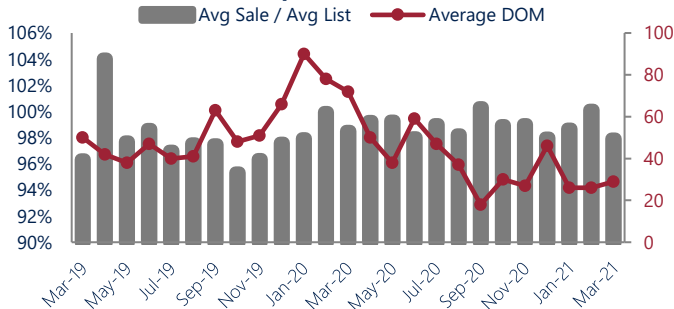
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Phoenix, Sparks, and Northern Baltimore County compared to 64 in March 2020, a decrease of 22%. There were 42 current contracts pending sale this March compared to 34 a year ago. The number of current contracts is 24% 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 Phoenix, Sparks, and Northern Baltimore County was 97.9% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 72. This decrease was impacted by the limited number of sales.



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