

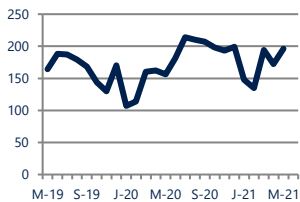


Focus On: Saint Mary's County Housing Market

May 2021

Units Sold

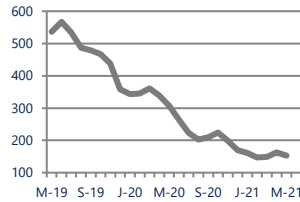
196



Up 26%
Vs. Year Ago

Active Inventory

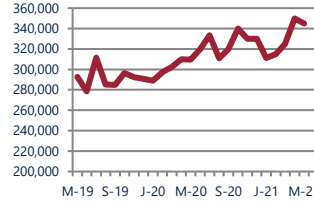
153



Down -50%
Vs. Year Ago

Median Sale Price

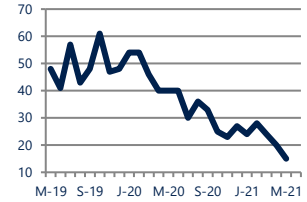
\$345,000



Up 11%
Vs. Year Ago

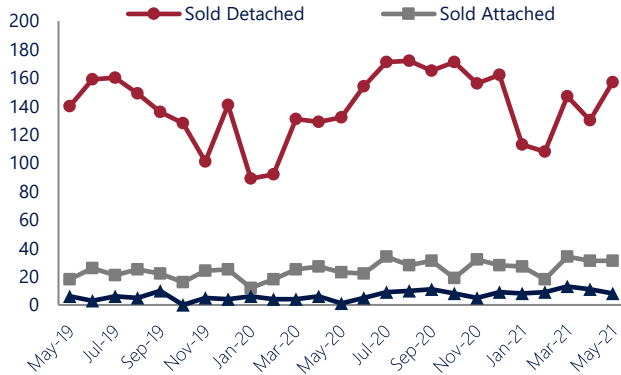
Days On Market

15



Down -63%
Vs. Year Ago

Units Sold*



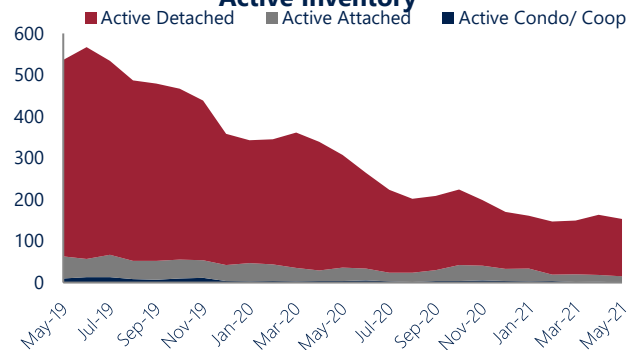
Units Sold

There was an increase in total units sold in May, with 196 sold this month in Saint Mary's County versus 172 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 26% versus May 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 154 units or 50%. The total number of active inventory this May was 153 compared to 307 in May 2020. This month's total of 153 is lower than the previous month's total supply of available inventory of 163, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Saint Mary's County Homes was \$309,495. This May, the median sale price was \$345,000, an increase of 11% or \$35,505 compared to last year. The current median sold price is 1% lower than in April.

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



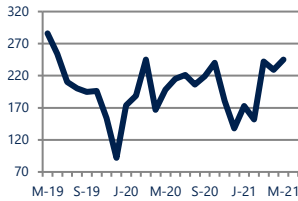
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

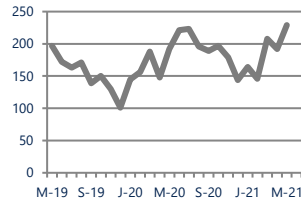
245



Up 24%
Vs. Year Ago

Current Contracts

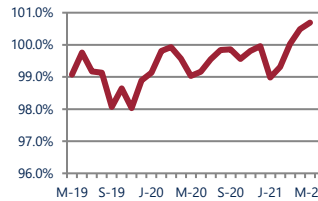
229



Up 19%
Vs. Year Ago

Sold Vs. List Price

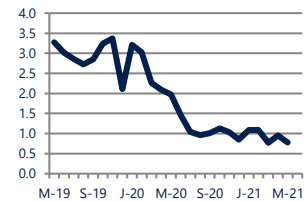
100.7%



Up 1.7%
Vs. Year Ago

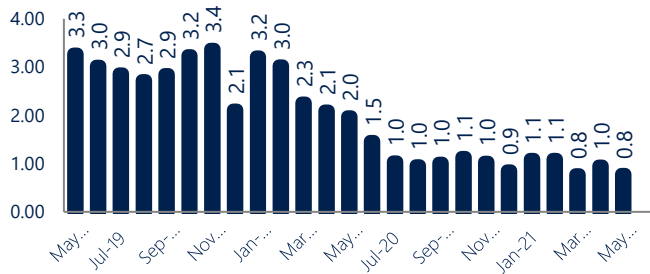
Months of Supply

0.8



Down -60%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

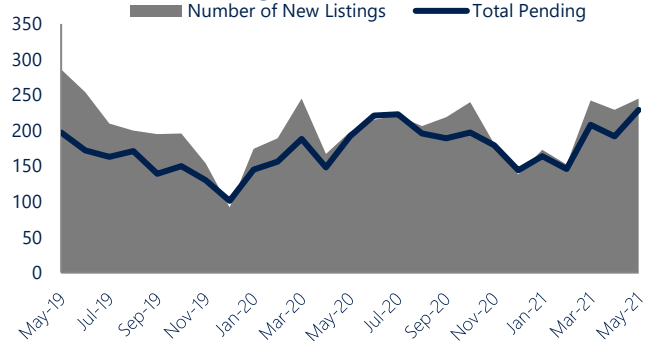
This month there were 245 homes newly listed for sale in Saint Mary's County compared to 198 in May 2020, an increase of 24%. There were 229 current contracts pending sale this May compared to 192 a year ago. The number of current contracts is 19% higher than last May.

Months of Supply

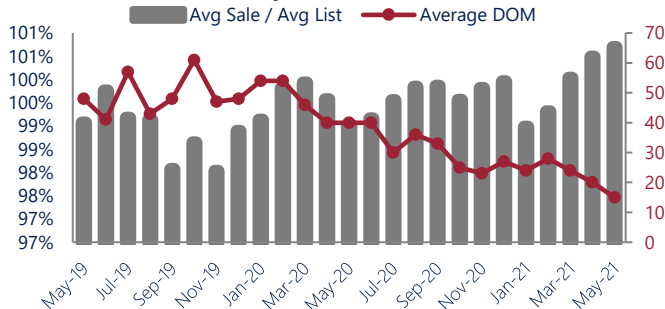
In May, there was 0.8 months of supply available in Saint Mary's County, compared to 2.0 in May 2020. That is a decrease of 60% versus a year ago.

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 Saint Mary's County was 100.7% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 40, a decrease of 63%.



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