



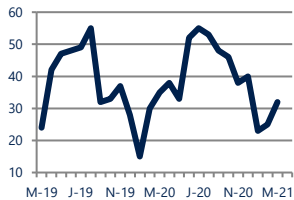
Focus On: Severna Park Housing Market

March 2021

Zip Code(s): 21146

Units Sold

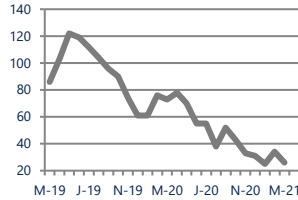
32



Down -9%
Vs. Year Ago

Active Inventory

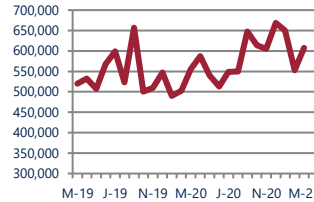
26



Down -64%
Vs. Year Ago

Median Sale Price

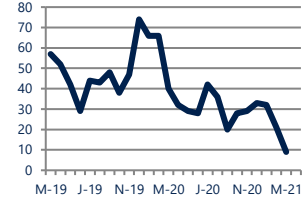
\$607,500



Up 9%
Vs. Year Ago

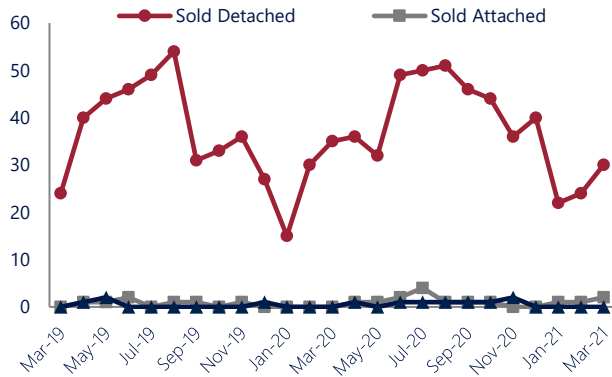
Days On Market

9



Down
Vs. Year Ago

Units Sold*



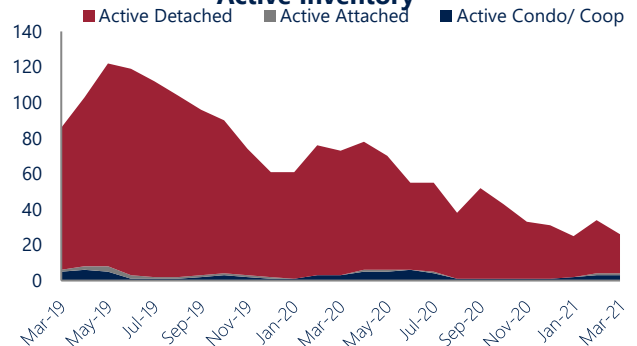
Units Sold

There was an increase in total units sold in March, with 32 sold this month in Severna Park versus 25 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 9% versus March 2020.

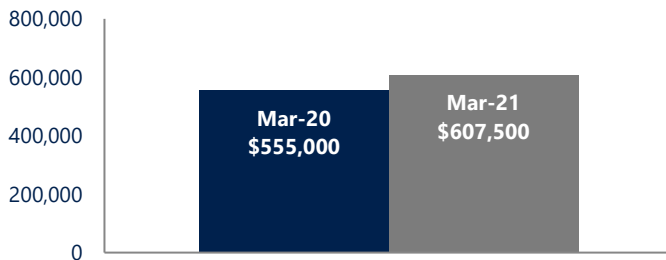
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 64%. The total number of active inventory this March was 26 compared to 73 in March 2020. This month's total of 26 is lower than the previous month's total supply of available inventory of 34, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Severna Park Homes was \$555,000. This March, the median sale price was \$607,500, an increase of 9% or \$52,500 compared to last year. The current median sold price is 10% 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.

Severna Park are defined as properties listed in zip code/s 21146.

*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.





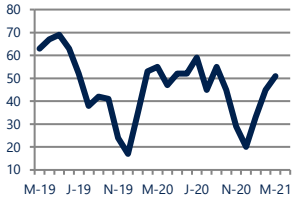
Focus On: Severna Park Housing Market

March 2021

Zip Code(s): 21146

New Listings

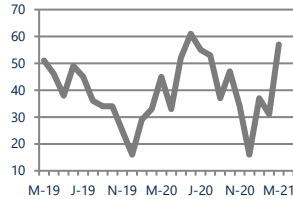
51



Down -7%
Vs. Year Ago

Current Contracts

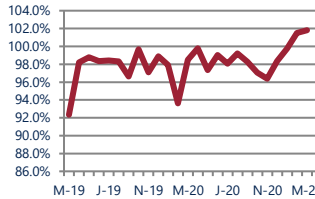
57



Up 27%
Vs. Year Ago

Sold Vs. List Price

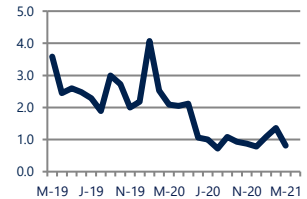
101.8%



Up 3.3%
Vs. Year Ago

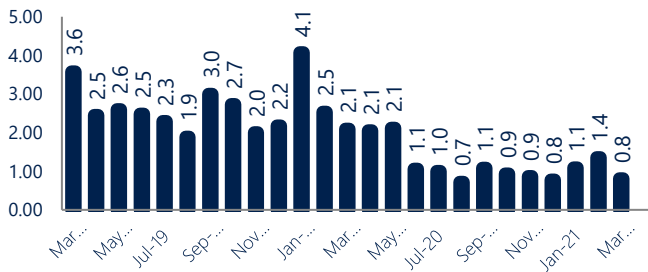
Months of Supply

0.8



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

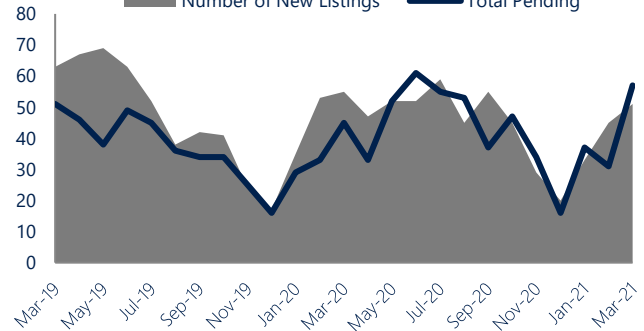
In March, there was 0.8 months of supply available in Severna Park, compared to 2.1 in March 2020. That is a decrease of 61% versus a year ago.

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.

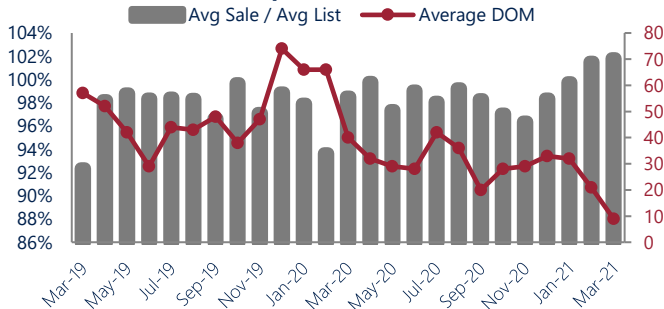
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Severna Park compared to 55 in March 2020, a decrease of 7%. There were 57 current contracts pending sale this March compared to 45 a year ago. The number of current contracts is 27% 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 Severna Park was 101.8% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 40. This decrease was impacted by the limited number of sales.



Severna Park are defined as properties listed in zip code/s 21146.

*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.

