Market Conditions Report
Baltimore, MD Area

February 2021

Long & Foster Real Estate Family of Companies
- Long & Foster | Christie's
- Virginia Properties
- Fonville Morisey
- Northrop Realty
- Urban Pace

Global Partnerships
- Christie's International Real Estate
- Leading Real Estate Companies of the World®
- Luxury Portfolio International
- Who's Who in Luxury Real Estate
**Highlights**

- This February, the current median sale price of $300,000 was similar to the median sale price of last month.

- The current median sale price was 11% higher than the same month last year.
There was a decrease of 3% in total units sold in February compared to January.

Highlights

- This month’s total units sold was higher than at this time last year, an increase of 13% versus February 2020.
- There was a decrease of 3% in total units sold in February compared to January.
Baltimore Metropolitan Area - February 2021

Total Active Inventory

Highlights

- February’s total active inventory of 2,971 units was 18% lower than the previous month’s supply of inventory.

- Versus last February, the total number of homes available was lower by 5,300 units or 64%.

Total Active Inventory
Of Top Five Counties/Cities Based on Total Units Sold

Baltimore City | 2,808 | 1,218
Baltimore County | 585 | 1813
Anne Arundel County | 1,700 | 586
Harford County | 141 | 591
Howard County | 220 | 1,000

One Year Ago Current Month

Total Active Inventory
Percent Change Year/Year

- Versus last February, the total number of homes available was lower by 5,300 units or 64%.

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Baltimore Metropolitan Area - February 2021

Average Sale Price as a Percent of List Price

Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold

Days on Market
Current Month | One Year Ago
--- | ---
30 | 56
Down -17% Vs. Year Ago

Avg Sale Price as % of List Price

<table>
<thead>
<tr>
<th>Price Range</th>
<th>Current Month</th>
<th>One Year Ago</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 150K</td>
<td>98.5%</td>
<td>98.8%</td>
</tr>
<tr>
<td>150K to &lt; 300K</td>
<td>99.0%</td>
<td>99.1%</td>
</tr>
<tr>
<td>300K to &lt; 450K</td>
<td>99.2%</td>
<td>99.8%</td>
</tr>
<tr>
<td>450K to &lt; 600K</td>
<td>99.6%</td>
<td>98.7%</td>
</tr>
<tr>
<td>600K and up</td>
<td>99.9%</td>
<td>100.1%</td>
</tr>
</tbody>
</table>
Up 1.5% Vs. Year Ago

Days on Market

Average Sale Price as a Percent of List Price by Price Range
In February, there was 1.0 months of supply available, compared to 3.2 in February 2020. That was a decrease of 68% versus a year ago.

Highlights
- Total volume sold this February was 29% greater than the same month one year ago.
- In February, there was 1.0 months of supply available, compared to 3.2 in February 2020. That was a decrease of 68% versus a year ago.
**Highlights**

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.0, a decrease of 22% from February 2020.