Focus On: Baltimore County Housing Market

December 2010

Units Sold
479

Active Inventory
4,354

Median Sale Price
$208,000

Days On Market
81

Up 3%
Vs. Year Ago

Up 10%
Vs. Year Ago

Down -10%
Vs. Year Ago

No Change
Vs. Year Ago

There was an increase in total units sold in December, with 479 sold this month in Baltimore County versus 399 last month, an increase of 20%. This month’s total units sold was higher than at this time last year, an increase of 3% versus December 2009. The current month's total is lower than the twelve month average of 512.

Versus last year, the total number of homes available this month is higher by 378 units or 10%. The total number of active inventory this December was 4,354 compared to 3,976 in December 2009. This month's total of 4,354 is lower than the previous month's total supply of available inventory of 4,689, a decrease of 7%.

Last December, the median sale price in Baltimore County was $230,500. This December, the median sale price was $208,000, a decrease of 10% or $22,500 compared to last year. The current median sold price is 8% lower than in November.

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.

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**New Listings**

- 657 homes newly listed for sale in Baltimore County compared to 607 in December 2009, an increase of 8%.

**Current Contracts**

- 397 current contracts pending sale this December compared to 366 a year ago. The number of current contracts is 19% lower than last month.

**Sale Price to List Price Ratio**

- In December, the average sale price in Baltimore County was 94.2% percent of the average list price, which is 2.1% lower than at this time last year.

**Days On Market**

- This month, the average number of days on market was 81, the same as the average last year.

**Months of Supply**

- In December, there was 9.1 months of supply available in Baltimore County, compared to 8.6 in December 2009. That is an increase of 6% versus a year ago.

**Sale Price/ List Price & DOM**

- The average sale price to list price ratio was 94.2% in December, compared to 92.5% in December 2009.

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