






# Monthly Market Report – Baltimore Metro

## Baltimore Market Key Findings

	July 2021	vs. June 2021	vs. July 2020
 <b>Median Sales Price</b>	<b>\$351.0K</b>	▼ -1.1%	▲ 9.7%
 <b>Closed Sales</b>	<b>4,516</b>	▼ -12.2%	▼ -0.4%
 <b>New Pending Sales</b>	<b>4,777</b>	▼ -3.6%	▼ -5.4%
 <b>New Listings</b>	<b>5,301</b>	▼ -11.4%	▲ 3.1%
 <b>Median Days on Market</b>	<b>6 Days</b>	<b>6 Days</b>	<b>11 Days</b>

## bright<sup>®</sup> | T3 Home Demand Index 124 Moderate

Home Demand Index <b>124 (Moderate)</b>	Home Demand Index from prior month <b>145</b>	Home Demand Index from prior year <b>141</b>	Index change from prior month <b>-14.5%</b>	Index change from same time last year <b>-12.1%</b>
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Buyer interest in Baltimore Metro area homes fell nearly 15 percent in July according to the Bright MLS | T3 Home Demand Index. The Index, at 124, was in the Moderate category, reflecting above-average demand, following four months of High demand at the peak of the spring market. Compared to one year earlier, the Index was 12 percent lower.

Demand softened among each type of home tracked by the Bright MLS T3 Home Demand Index. Higher-priced single-family homes and higher-priced condos continued to record the strongest demand. In contrast, the demand for lower-priced single-family homes remained the weakest among the six types of homes tracked by the Index. There was little relief for buyers searching for a home, however. The months supply ranged from one month for mid-priced single-family homes to just 2.9 months for higher-priced condos.

**Median sales price** (\$351K) was a July ten-year best, off -1% from last month's all-time high.

**Overall sales activity** (4,516 units sold) tracked only -20 fewer than last year's July record.

**Median days on market** held at an all-time low 6 days for the fourth month in a row.

For more insights, visit [BrightMLS.com/MarketUpdate](https://BrightMLS.com/MarketUpdate) and [homedemandindex.com](https://homedemandindex.com)

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## July 2021 Median Sales Price

- Median sales price (\$351K) was a July ten-year best, off 1% from last month's all-time high.
- High demand (225 index) was seen for single family detached homes over \$590K during the month.
- Detached homes (\$450K, +13% YOY) and townhomes (\$282K, +14% YOY) hit all-time highs for the fourth consecutive month.
- Howard County's median sales price (\$520K, +11% YOY) hit an all-time high for the third time in the last four months.
- Anne Arundel County saw single-family home prices hit an overall decade high (\$509K, +14% YOY).

	<u>July '21</u>	<u>vs. July '20</u>	<u>vs. July '19</u>	<u>YTD '21</u>	<u>vs. YTD '20</u>
Anne Arundel County	\$430.0K	10.4%	17.8%	\$415.0K	12.2%
Baltimore City	\$228.7K	11.6%	30.5%	\$211.0K	22.7%
Baltimore County	\$305.0K	12.1%	15.1%	\$295.0K	13.5%
<b>Baltimore Metro</b>	<b>\$351.0K</b>	<b>9.7%</b>	<b>17.0%</b>	<b>\$330.0K</b>	<b>10.4%</b>
Carroll County	\$400.0K	10.4%	18.2%	\$382.5K	12.5%
Harford County	\$330.0K	4.8%	15.3%	\$314.5K	11.5%
Howard County	\$520.0K	10.6%	23.8%	\$482.9K	9.8%

## July 2021 Closed Sales

- Overall activity (4,516 units sold) tracked only 20 units under last year's July ten year best.
- Attached home sales (2,177 units, +10% YOY) saw their best July in the past decade.
- The 21236-zip code in Nottingham saw high demand (178 index) with 58 closed sales during the month, up 9.4% from the year prior.
- Baltimore County attached home sales (506 units, +12% YOY) hit an all-time high.
- Baltimore City (936 units, +5%) hit a July ten-year high

	<u>July '21</u>	<u>vs. July '20</u>	<u>vs. July '19</u>	<u>YTD '21</u>	<u>vs. YTD '20</u>
Anne Arundel County	1,157	-5.9%	16.8%	7,008	22.9%
Baltimore City	936	4.7%	27.3%	6,824	30.5%
Baltimore County	1,221	6.9%	18.0%	7,145	18.6%
<b>Baltimore Metro</b>	<b>4,516</b>	<b>-0.4%</b>	<b>15.5%</b>	<b>28,142</b>	<b>20.7%</b>
Carroll County	249	-14.1%	-3.5%	1,519	2.7%
Harford County	416	-12.8%	-3.7%	2,673	11.8%
Howard County	537	6.8%	16.7%	2,973	19.4%

## July 2021 New Pending Sales

- Seasonal declines were seen again this year with new pending sales (4,777 units) down 5% from June.
- Townhome new pending sales (1,928 units, +3% YOY) saw a July ten-year record.
- Harford County attached home new pending sales (212 units, +7% YOY) hit an all-time high.
- Howard County townhomes hit an all-time high (195 units, +31% YOY).
- The 21061-zip code in Glenn Bernie (257 index) saw 100 new pending sales, up 53.9% from the year prior.

	<u>July '21</u>	<u>vs. July '20</u>	<u>vs. July '19</u>	<u>YTD '21</u>	<u>vs. YTD '20</u>
Anne Arundel County	1,153	-4.8%	5.3%	7,474	12.2%
Baltimore City	1,082	-0.2%	10.0%	7,350	22.0%
Baltimore County	1,227	-4.2%	5.8%	7,728	11.5%
<b>Baltimore Metro</b>	<b>4,777</b>	<b>-3.6%</b>	<b>8.6%</b>	<b>30,404</b>	<b>12.9%</b>
Carroll County	277	-5.8%	-0.4%	1,674	-2.4%
Harford County	477	-10.3%	13.3%	2,866	4.0%
Howard County	561	1.1%	22.2%	3,312	17.0%

## July 2021 New Listings

- New listings saw the normal seasonal decline from June, down 11%, slightly higher than the typical -9% July dip.
- Townhome new listings saw their best July in the past decade (2,216 units, +11% YOY).
- Howard County monthly townhome new listings hit an all-time high (236 units, +39% YOY).
- Howard County saw their index score hit 193 during the month, points to increased demand in the county.
- Baltimore County detached new listings (756 units) declined 15% month-to-month, above the typical 8.5% June to July decline.

	<u>July '21</u>	<u>vs. July '20</u>	<u>vs. July '19</u>	<u>YTD '21</u>	<u>vs. YTD '20</u>
Anne Arundel County	1,252	3.1%	9.1%	8,328	11.2%
Baltimore City	1,265	7.2%	1.5%	9,116	19.0%
Baltimore County	1,312	1.6%	-0.2%	8,641	12.7%
<b>Baltimore Metro</b>	<b>5,301</b>	<b>3.1%</b>	<b>3.5%</b>	<b>34,796</b>	<b>12.2%</b>
Carroll County	297	-6.6%	-12.6%	1,884	2.8%
Harford County	505	-7.5%	-3.8%	3,092	4.0%
Howard County	670	12.6%	22.5%	3,735	10.2%

## July 2021 Median Days on Market

- Median days on market held at an all-time low 6 days for the fourth month in a row.
- Attached homes days on market held at an all-time low of 6 days for the fourth consecutive month.
- Carroll County attached homes hit an all-time low of 5 days.
- Both Howard and Harford Counties saw a July decade low of 6 days.

	<u>July '21</u>	<u>vs. July '20</u>	<u>vs. July '19</u>	<u>YTD '21</u>	<u>vs. YTD '20</u>
Anne Arundel County	6	11	20	6	15
Baltimore City	10	23	35	11	33
Baltimore County	6	10	20	6	18
<b>Baltimore Metro</b>	<b>6</b>	<b>11</b>	<b>22</b>	<b>6</b>	<b>19</b>
Carroll County	6	6	21	5	15
Harford County	5	6	19	5	12
Howard County	6	8	16	6	12

## Baltimore Metro Closed Sales

### By Median Days on the Market

	<u>July 2019</u>	<u>July 2020</u>	<u>July 2021</u>
0 Days	46	40	64
1 to 10 Days	1,377	2,163	2,972
11 to 20 Days	608	547	688
21 to 30 Days	424	308	304
31 to 60 Days	718	506	296
61 to 90 Days	351	309	73
91 to 120 Days	200	190	37
121 to 180 Days	188	152	24
181 to 360 Days	250	233	41
361 to 720 Days	31	81	15
721+ Days	5	7	2

### By Price Range

	<u>July 2019</u>	<u>July 2020</u>	<u>July 2021</u>
< \$50,000	124	101	75
\$50K to \$99,999	149	132	128
\$100K to \$149,999	245	215	162
\$150K to \$199,999	390	433	350
\$200K to \$299,999	1,049	1,157	992
\$300K to \$399,999	809	981	972
\$400K to \$499,999	496	597	687
\$500K to \$599,999	278	383	426
\$600K to \$799,999	245	378	456
\$800K to \$999,999	62	77	156
\$1M to \$2,499,999	49	77	102
\$2.5M to \$4,999,999	1	4	8
\$5,000,000+	0	1	2

## Baltimore Metro Ten Year Trends

### Median Sales Price by Housing Type

	<u>Med Sale \$</u>	<u>Detached: All</u>	<u>Attached: All</u>	<u>Condo / Co-op</u>	<u>TH</u>
July 2012	\$250.0K	\$325.0K	\$179.8K	\$179.9K	\$178.0K
July 2013	\$264.1K	\$335.0K	\$203.0K	\$204.5K	\$200.5K
July 2014	\$256.0K	\$323.1K	\$200.0K	\$205.0K	\$196.0K
July 2015	\$259.9K	\$325.0K	\$195.0K	\$207.3K	\$190.0K
July 2016	\$267.5K	\$338.0K	\$210.0K	\$209.0K	\$211.5K
July 2017	\$270.0K	\$343.9K	\$212.5K	\$216.6K	\$210.0K
July 2018	\$277.0K	\$352.0K	\$215.0K	\$210.0K	\$215.0K
July 2019	\$299.9K	\$373.5K	\$225.0K	\$217.5K	\$230.0K
July 2020	\$320.0K	\$399.9K	\$245.0K	\$235.0K	\$248.0K
July 2021	\$351.0K	\$450.0K	\$275.0K	\$250.0K	\$282.0K

### All Pending Home Sales

July 2012	5,611
July 2013	6,060
July 2014	5,984
July 2015	6,506
July 2016	7,148
July 2017	6,463
July 2018	6,137
July 2019	6,770
July 2020	7,214
July 2021	6,797

### Months of Supply

July 2012	6.44
July 2013	5.13
July 2014	5.96
July 2015	5.23
July 2016	4.16
July 2017	3.36
July 2018	3.10
July 2019	3.29
July 2020	1.54
July 2021	0.95

### Median Sales Price to Original List Price Ratio

July 2012	95.5%
July 2013	97.0%
July 2014	96.6%
July 2015	96.9%
July 2016	97.7%
July 2017	98.0%
July 2018	98.4%
July 2019	98.7%
July 2020	100.0%
July 2021	101.5%

## About the Baltimore Metro Housing Market Update

The Baltimore Metro Area Housing Market Update provides unique insights into the state of the current housing market by measuring the number of new pending sales, trends by home characteristics, and key indicators through the most recent month compiled directly from Multiple Listing Service (MLS) data in ShowingTime's proprietary database. The Baltimore Metro Area housing market includes: Anne Arundel County, Baltimore City, Baltimore County, Carroll County, Harford County, Howard County.

Data provided by MarketStats by ShowingTime, based on listing activity from Bright MLS.

## About Bright MLS

About Bright MLS Bright MLS's real estate service area spans 40,000 square miles throughout the Mid-Atlantic region, including Delaware, Maryland, New Jersey, Pennsylvania, Virginia, Washington, D.C., and West Virginia. As a leading multiple listing service (MLS), Bright supports over 95,000 real estate professionals who in turn serve the more than 20 million homeowners in our footprint. In 2020, Bright's customers facilitated \$116.3B in real estate transactions through our system. For more information, please visit [www.brightmls.com](http://www.brightmls.com).