bright MLS Monthly Market Report

Baltimore Metro Area

JUNE 2021 (Data as of July 7, 2021)

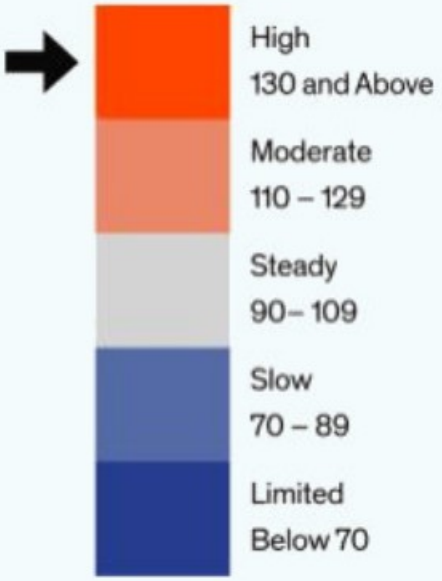
Median Sales Price	Closed Sales	New Pending Sales	New Listings	Median Days on Market
$355.0K	**5,146**	**5,048**	**5,983**	**6 Days**
▲ 4.1% vs. May '21 ▲ 14.9% vs. June '20 ▲ 18.3% vs. June '19	▲ 19.2% vs. May '21 ▲ 30.6% vs. June '20 ▲ 32.6% vs. June '19	▼ -5.5% vs. May '21 ▼ -2.1% vs. June '20 ▲ 16.6% vs. June '19	▲ 3.7% vs. May '21 ▲ 20.7% vs. June '20 ▲ 10.0% vs. June '19	May '21: 6 Days June '20: 14 Days June '19: 17 Days

bright MLS | T3 Home Demand Index

JUNE 2021: HIGH

The Baltimore Metro Real Estate Market remained robust, however a modest softening in demand occured compared to earlier this year.

- The Bright|T3 Housing Demand Index scored a 145 ("High") Index, up 2% from last year.
- Median sales price at an all-time high for third straight month.
- New closed home sales (5,146) hit a ten-year high.
- Days on the market remained at a ten-year low (5 days).
- Buyer demand showed signs of easing:
  - Home Demand Index down –3% from May
  - New pending sales fell -6% month to month.
  - Showings fell -9% from last month.



Home Demand Index	Home Demand Index from prior month	Home Demand Index from prior year	Index change from prior month	Index change from same time last year
145 (High)	**149**	**142**	**-2.7%**	**2.1%**

For more insights, visit BrightMLS.com/MarketUpdate and homedemandindex.com/

bright MLS **Monthly Market Report**
Baltimore Metro Area

June 2021

June 2021 Marketplace Performance: Median Sales Price

- The 2021 YTD median sales price came in at $327.0K (+13% from '20 YTD).

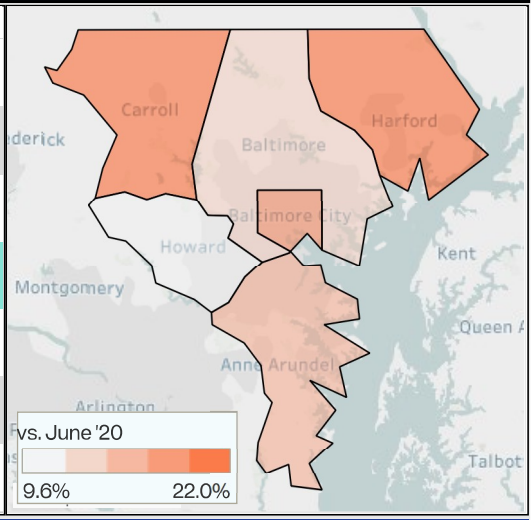
- The June median sales price hit a ten-year high for the third straight month; June median sales prices rose +4% from May with strong demand for luxury single family homes (270 index) and ondo/co-ops over $310K+ (282 index).

- Harford County hit an overall all-time high of $335.5K (+22% vs. '20).

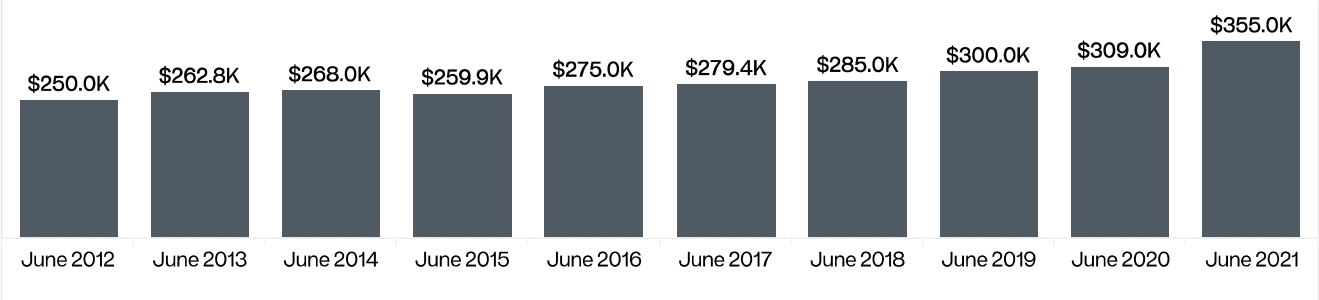
- All-time highs for detached homes were reached in Baltimore County ($375.0K), Baltimore City ($290.0K), Carroll ($442.5K) and Anne Arundel County ($500.0K).

MEDIAN SALES PRICE FOR THE MONTH

	June '21	vs. June '20	vs. June '19	YTD '21	vs. YTD '20
Anne Arundel County	$435.0K	14.9%	15.0%	$413.0K	13.2%
Baltimore City	$222.5K	17.1%	14.7%	$210.0K	28.1%
Baltimore County	$310.0K	12.7%	19.2%	$290.0K	12.4%
Baltimore Metro	$355.0K	14.9%	18.3%	$327.0K	12.8%
Carroll County	$415.0K	20.3%	20.3%	$380.0K	13.1%
Harford County	$335.5K	22.0%	18.6%	$310.0K	12.8%
Howard County	$497.8K	9.6%	11.7%	$476.8K	10.9%



BALTIMORE METRO TEN YEAR TREND: MEDIAN SALES PRICE



bright MLS **Monthly Market Report**
Baltimore Metro Area

June 2021

June 2021 Marketplace Performance: Closed Sales

- YTD Closings (23,476 units) up +26% from '20 and +32% from '19.

- June closed sales hit an all-time high: 5,146 sold units (+19% from the prior month).

- Howard County hit a ten-year high of 615 units sold, +24% from May.

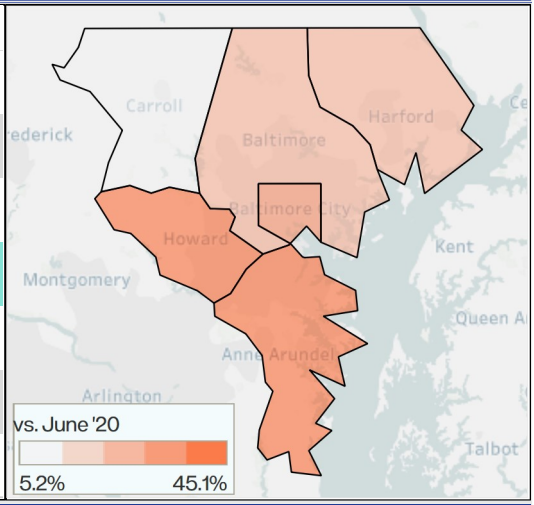
- Ten-year highs on townhome sales occurred in Baltimore City (895), Baltimore County (389), Anne Arundel (335), and Howard County (178).

- There was strong demand in the 21114-zip code (226 index) in Crofton with 22 townhome sales (+38% five-year norm for the month).

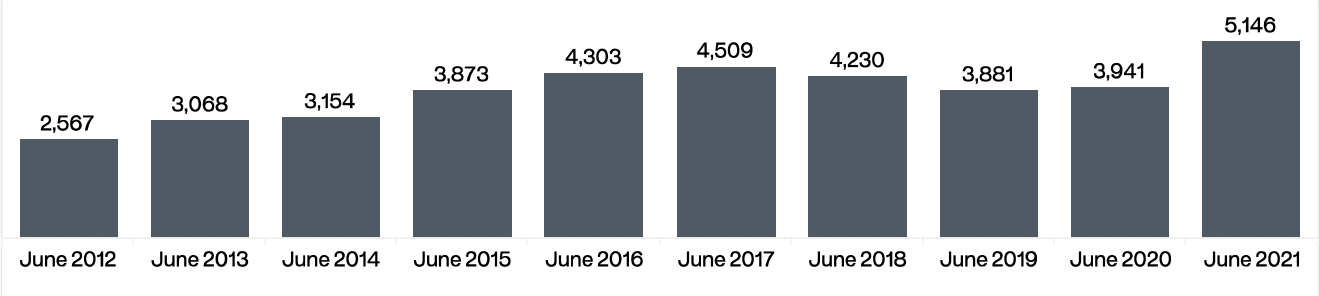
- Generally, July sees around an -8% decline in sales from June.

CLOSED SALES FOR THE MONTH

	June '21	vs. June '20	vs. June '19	YTD '21	vs. YTD '20
Anne Arundel County	1,284	37.2%	39.9%	5,824	31.8%
Baltimore City	1,173	34.4%	43.6%	5,853	36.4%
Baltimore County	1,278	23.7%	22.4%	5,882	21.5%
Baltimore Metro	5,146	30.6%	32.6%	23,476	26.2%
Carroll County	286	5.2%	20.2%	1,263	6.9%
Harford County	510	26.6%	20.9%	2,246	17.8%
Howard County	615	45.1%	39.1%	2,408	22.7%



BALTIMORE METRO TEN YEAR TREND: CLOSED SALES



bright MLS **Monthly Market Report**
Baltimore Metro Area

June 2021

June 2021 Marketplace Performance:
New Pending Home Sales

- Metro area YTD new pending sales (25,948) are up +16% from 2020 and +4% from 2019.

- June saw a modest softening in demand. Upcoming sales dipped -6% from May 2021 and -2% from June 2020.

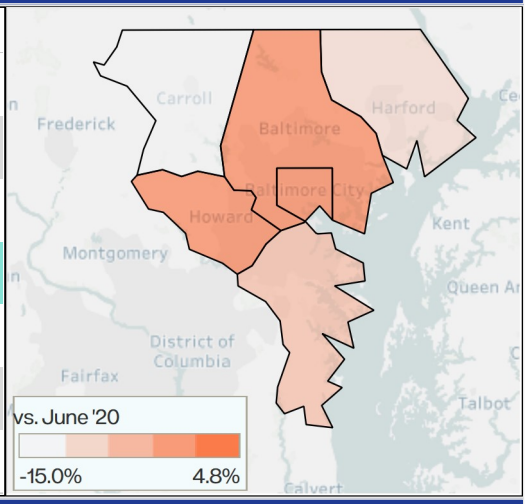
- Carroll County (272 new pending sales) declined -15% from last year and -9% last month.

- Baltimore County new pending townhome sales (448) hit a June ten-year record.

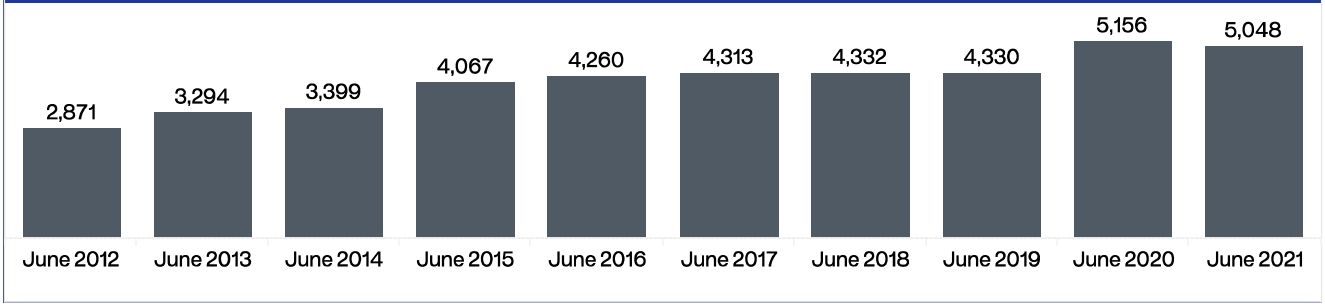
- July new pending sales usually track lower (-5%).

NEW PENDING HOME SALES FOR THE MONTH

	June '21	vs. June '20	vs. June '19	YTD '21	vs. YTD '20
Anne Arundel County	1,214	-6.5%	14.7%	6,393	15.7%
Baltimore City	1,182	1.5%	32.4%	6,387	25.0%
Baltimore County	1,322	1.9%	14.9%	6,583	14.5%
Baltimore Metro	5,048	-2.1%	16.6%	25,948	16.0%
Carroll County	272	-15.0%	7.9%	1,397	-1.8%
Harford County	464	-8.7%	0.7%	2,409	6.4%
Howard County	594	4.8%	15.3%	2,779	20.6%



BALTIMORE METRO TEN YEAR TREND: NEW PENDING HOME SALES



bright MLS **Monthly Market Report**
Baltimore Metro Area

June 2021

June 2021 Marketplace Performance: New Listings

- Year to date new listings (29,497 units) rose +14% from 2020, but off -6% from 2019.

- June new listings rose +4% from May, compared to a typical -4% dip.

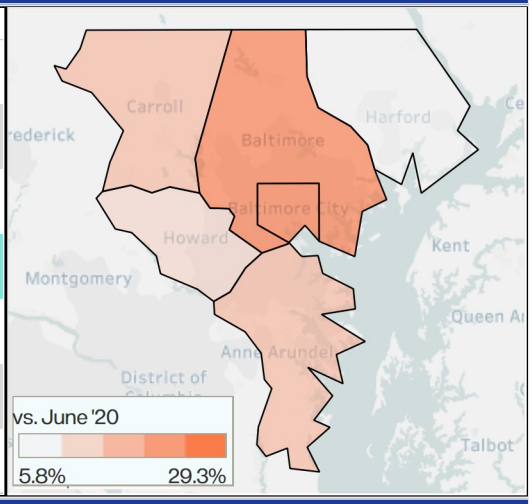
- Townhome new listings hit a decade high of 2,418 units (+25.6% from '20 and +10% from '19).

- Anne Arundel's condo new listings (169 units) had their best June on record (+31% from '20 and +19% from '19).

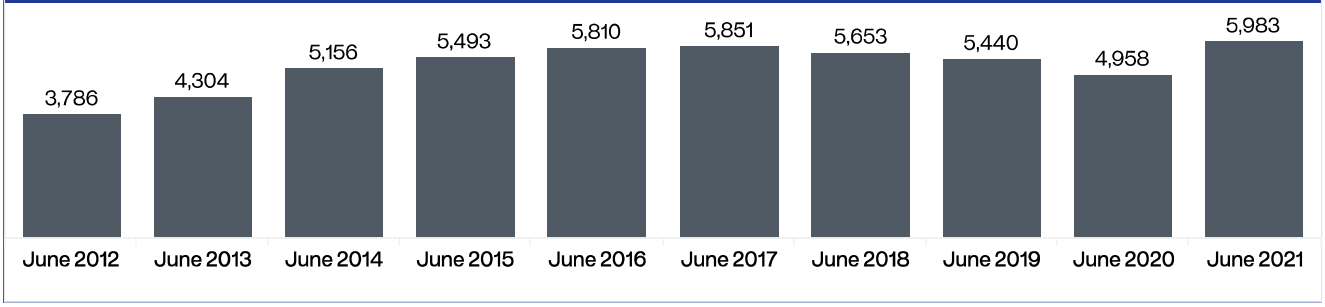
- July usually sees a -7% drop in new listings versus June.

NEW LISTINGS FOR THE MONTH

	June '21	vs. June '20	vs. June '19	YTD '21	vs. YTD '20
Anne Arundel County	1,413	15.6%	9.1%	7,078	12.8%
Baltimore City	1,531	28.4%	19.7%	7,851	21.1%
Baltimore County	1,540	29.3%	9.3%	7,329	15.0%
Baltimore Metro	5,983	20.7%	10.0%	29,497	14.0%
Carroll County	343	15.9%	11.7%	1,587	4.8%
Harford County	530	5.8%	-2.8%	2,587	6.6%
Howard County	626	12.6%	3.5%	3,065	9.8%



BALTIMORE METRO TEN YEAR TREND: NEW LISTINGS



bright MLS **Monthly Market Report**
Baltimore Metro Area

June 2021

June 2021 Marketplace Performance: Median Days on the Market

- YTD median days on market tracks at 6 days, down from 21 days YTD in 2020.

- June median days on the market held steady at an all-time low 6 days for the third straight month.

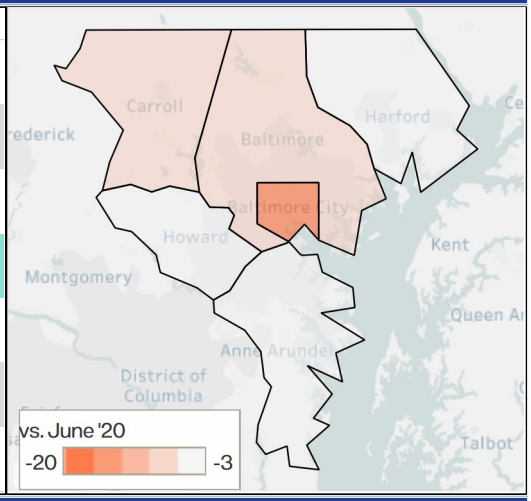
- Harford County detached homes landed at 5 days for the fourth month in a row.

- Baltimore County's attached homes saw a record 5 days on the market for the third consecutive month.

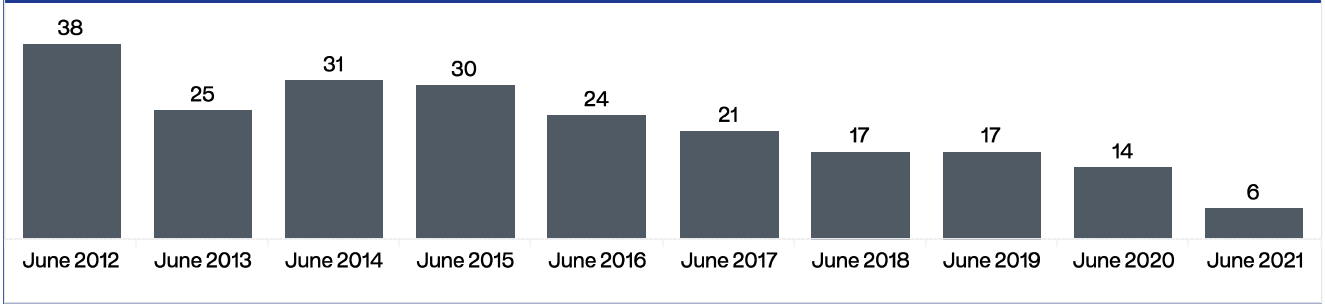
- Days on the market typically tick up +3 days in July.

MEDIAN DAYS ON THE MARKET

	June '21	June '20	June '19	YTD '21	YTD '20
Anne Arundel County	6	12	17	6	17
Baltimore City	8	28	29	11	35
Baltimore County	5	14	14	6	20
Baltimore Metro	6	14	17	6	21
Carroll County	6	13	15	5	20
Harford County	5	8	13	5	15
Howard County	6	9	11	6	12



BALTIMORE METRO TEN YEAR TREND: MEDIAN DAYS ON THE MARKET



bright MLS Monthly Market Report

Baltimore Metro Area

June 2021

Closed Sales by Days on Market

	June 2019	June 2020	June 2021
0 Days	43	66	138
1 to 10 Days	1,623	1,679	3,553
11 to 20 Days	640	474	647
21 to 30 Days	410	313	306
31 to 60 Days	632	569	263
61 to 90 Days	282	256	80
91 to 120 Days	134	156	44
121 to 180 Days	163	160	39
181 to 360 Day..	248	216	56
361 to 720 Da..	39	44	15
721+ Days	3	8	5

Closed Sales by Price Range

	June 2019	June 2020	June 2021
< $50,000	105	140	83
$50K to $99,999	130	151	153
$100K to $149,999	213	226	200
$150K to $199,999	415	404	456
$200K to $299,999	1,059	985	1,086
$300K to $399,999	806	854	1,070
$400K to $499,999	494	462	835
$500K to $599,999	263	314	444
$600K to $799,999	250	273	513
$800K to $999,999	66	76	173
$1M to $2,499,999	67	52	129
$2.5M to $4,999,999	3	4	3
$5,000,000+	0	0	1

Ten Year Trend: Sales by Unit Type

	Med Sale $	Detached: All	Attached: All	Attached: Condo/C..	Attached: TH
June 2012	$250.0K	$320.0K	$190.0K	$193.5K	$189.0K
June 2013	$262.8K	$334.9K	$197.5K	$195.0K	$199.9K
June 2014	$268.0K	$335.5K	$199.5K	$207.5K	$195.0K
June 2015	$259.9K	$325.0K	$200.0K	$199.5K	$200.0K
June 2016	$275.0K	$340.5K	$209.5K	$210.0K	$206.5K
June 2017	$279.4K	$350.0K	$215.0K	$204.8K	$219.0K
June 2018	$285.0K	$360.0K	$217.9K	$216.3K	$218.2K
June 2019	$300.0K	$375.0K	$235.0K	$235.0K	$235.0K
June 2020	$309.0K	$379.9K	$236.0K	$215.0K	$240.0K
June 2021	$355.0K	$447.0K	$270.0K	$252.5K	$275.0K

Ten Year Trend: Months of Supply

June 2012	6.68
June 2013	5.21
June 2014	5.87
June 2015	5.29
June 2016	4.16
June 2017	3.41
June 2018	3.15
June 2019	3.39
June 2020	1.65
June 2021	0.95

Ten Year Trend: All Pendings

June 2012	5,626
June 2013	6,619
June 2014	6,163
June 2015	6,967
June 2016	7,447
June 2017	6,667
June 2018	6,504
June 2019	7,109
June 2020	7,384
June 2021	7,029

Ten Year Trend: Median Sales Price to Original List Price Ratio

June 2012	95.5%
June 2013	97.4%
June 2014	97.1%
June 2015	97.3%
June 2016	97.9%
June 2017	98.2%
June 2018	98.9%
June 2019	98.8%
June 2020	100.0%
June 2021	101.9%

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, and 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.

###

Bright MLS Media Contact
Christy Reap
Internal Communications and Media Relations Director
202-309-9362
Christy.Reap@brightmls.com