August 2021 (Data as of September 7, 2021)

bright MLS

Monthly Market Report – Baltimore Metro

Baltimore Market Key Findings

	August 2021	vs. July 2021	vs. August 2020
Median Sales Price	$345.0K	▼ -1.7%	▲ 5.9%
Closed Sales	4,585	▲ 1.5%	▲ 7.5%
New Pending Sales	4,894	▲ 2.4%	▼ -1.7%
New Listings	5,478	▲ 3.3%	▲ 11.4%
Median Days on Market	7 Days	6 Days	10 Days
Showings	92,258	▼ -6.9%	▼ -16.4%

bright MLS | T3 Home Demand Index 129 Moderate

Home Demand Index	Home Demand Index from prior month	Home Demand Index from a year ago	Index change from prior month	Index change from same time last year
129 (Moderate)	124	138	4%	-6.5%

The Bright MLS T3 Home Demand Index for the Baltimore Metro market area rose slightly between July and August to a reading of 129, reflecting a Moderate level of buyer demand. The Index was just over six percent below the level one year earlier.

Demand for higher-priced single-family homes and higher-priced condos remains significantly stronger than any other type of home. Overall, buyer demand for each type of home was little changed from the previous month.

Inventory expanded marginally for five of the six types of homes tracked by the Index, though still remains at relatively low levels. In contrast to other segments, the available inventory in the relatively small higher-priced condo segment fell in August. The supply was lowest for mid-priced single-family homes at 1.1 months and greatest for higher-priced condos at 2.4 months.

Median Sales Price: The median sales price ($345K) hit an August ten-year high. Prices were up 5.9% compared to a year ago.

Overall Sales: There were 4,585 total sales, the highest number of August sales in 10 years.

Median Days on Market: The typical home sold in 7 days in August, 1 day slower than in July.

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August 2021 Median Sales Price

- Median sales price ($345K) August ten-year best. The -2% July-to-August decline matched seasonal expectations.
- Prices continued to tick down month to month, -3% from June's all-time high ($355K). However, buyers continued to pay a median of 100% of the original list price.
- High demand (223 index) continued for single-family detached homes over $590K during the month.
- Townhomes ($275K, +9% YOY, -3% MOM) and condo/co-ops ($255K, +5% YOY, +2% MOM) had their best August in the last decade.
- **Harford County** ($341.5K, +9% YOY, +4% MOM) hit an all-time high. Both detached homes ($439.9K, +19% YOY, +4% MOM) and townhomes ($272.2K, +7% YOY, +1% MOM) hit all-time highs.
- **Baltimore County** saw townhome prices hold at an all-time high of $250K for the fourth straight month.

	August '21	vs. August '20	vs. August '19	YTD '21	vs. YTD '20
Anne Arundel County	$425.0K	7.6%	21.4%	$419.0K	11.7%
Baltimore City	$213.0K	14.2%	41.1%	$211.0K	20.6%
Baltimore County	$300.0K	5.3%	15.4%	$295.0K	11.3%
Baltimore Metro	**$345.0K**	**5.9%**	**19.0%**	**$334.5K**	**11.5%**
Carroll County	$407.5K	4.9%	21.3%	$386.0K	11.9%
Harford County	$341.5K	8.6%	25.1%	$315.0K	8.9%
Howard County	$481.7K	7.1%	10.7%	$483.0K	8.5%

August 2021 Closed Sales

- Best August on record (4,585 units sold, in line with the prior month). Townhome sales (1,797 units, +12% YOY, +4% MOM) also best August on record.
- **Baltimore County** (1,173 units, +7%) August ten-year high.
- Attached home sales in **Carroll County** (53 units, +13% YOY) and **Howard County** (287 units, +19%) ten-year highs.

	August '21	vs. August '20	vs. August '19	YTD '21	vs. YTD '20
Anne Arundel County	1,107	8.7%	22.1%	8,155	20.6%
Baltimore City	994	11.1%	29.3%	7,873	27.4%
Baltimore County	1,173	7.3%	19.0%	8,392	17.1%
Baltimore Metro	**4,585**	**7.5%**	**21.8%**	**32,950**	**18.6%**
Carroll County	287	10.4%	13.0%	1,819	4.3%
Harford County	464	-3.9%	19.9%	3,156	9.3%
Howard County	560	8.3%	21.5%	3,555	17.2%

August 2021 New Pending Sales

- New pending sales increased 2% month over month and beat the typical July to August decline of −6%.
- Townhome new pending sales (1,981 units) August ten-year best. Activity improved 3% from last month, better than the typical decline of −4% from July to August.
- **Baltimore County** attached home new pending sales (568 units, +4% YOY) all-time high.

	August '21	vs. August '20	vs. August '19	YTD '21	vs. YTD '20
Anne Arundel County	1,159	-6.0%	16.1%	8,611	10.0%
Baltimore City	1,108	-1.8%	22.2%	8,329	18.9%
Baltimore County	1,302	3.3%	27.0%	8,996	11.1%
Baltimore Metro	**4,894**	**-1.7%**	**23.6%**	**35,080**	**11.3%**
Carroll County	303	-2.3%	37.1%	1,974	-1.4%
Harford County	480	-3.8%	18.5%	3,322	2.8%
Howard County	542	-1.1%	34.8%	3,848	14.6%

August 2021 New Listings

- Best August in the last decade. New listings rose 3% month to month and beat the seasonal decline of −4% July to August.
- Townhome new listings best August in the past decade (2,338 units, +14% YOY, and +6% MOM).
- **Baltimore City** townhome new listings best August in the last ten years (1,174 units, +20% YOY).
- **Howard County** reported a metro best 191 HDI Index and saw 568 new listings (+7% YOY).
- **Baltimore County** attached homes (604, 14% YOY, +9% MOM) have their best August on record.

	August '21	vs. August '20	vs. August '19	YTD '21	vs. YTD '20
Anne Arundel County	1,202	4.0%	4.6%	9,713	12.4%
Baltimore City	1,499	20.5%	14.9%	10,864	22.0%
Baltimore County	1,412	16.0%	10.7%	10,285	15.8%
Baltimore Metro	**5,478**	**11.4%**	**7.2%**	**41,143**	**14.5%**
Carroll County	298	3.8%	-1.7%	2,244	5.9%
Harford County	499	4.0%	-3.9%	3,648	5.7%
Howard County	568	6.6%	2.0%	4,389	11.9%

August 2021 Median Days on Market

- Median days on the market 7 days (+1 day from July). August saw the first month-to-month increase in four months.
- All home types saw increased by one to two days from the month prior.

	August '21	August '20	August '19	YTD '21	vs. YTD '20
Anne Arundel County	7	9	26	6	14
Baltimore City	12	21	38	11	30
Baltimore County	7	8	24	6	16
Baltimore Metro	**7**	**10**	**26**	**6**	**17**
Carroll County	6	6	28	6	13
Harford County	5	7	18	5	11
Howard County	6	8	21	6	11

August 2021 Showings

- Home showings across the metro tracked noticeably under last August's post-social distancing surge (-16%). However, activity still up +56% over two years ago.
- **Baltimore County** was the only county to see showings increase from the prior August (24,365, +8%).
- **Baltimore City** saw the most significant decline in showings from August (19,037, -34%) and down -28% from the month prior.

	August '21	vs. August '20	vs. August '19	YTD '21	vs. YTD '20
Anne Arundel County	21,260	-20.6%	96.2%	201,209	21.1%
Baltimore City	19,037	-33.9%	28.2%	223,891	19.2%
Baltimore County	24,365	8.4%	55.0%	177,701	17.7%
Baltimore Metro	**92,258**	**-16.4%**	**62.7%**	**858,779**	**22.2%**
Carroll County	4,782	-21.3%	58.7%	42,331	13.0%
Harford County	8,617	-11.8%	47.7%	75,429	21.3%
Howard County	14,197	-13.8%	111.3%	138,218	41.2%

Baltimore Metro Closed Sales

By Median Days on the Market

	August 2019	August 2020	August 2021
0 Days	34	63	72
1 to 10 Days	1,071	2,129	2,729
11 to 20 Days	638	538	745
21 to 30 Days	380	291	383
31 to 60 Days	770	444	431
61 to 90 Days	415	219	98
91 to 120 Days	207	164	37
121 to 180 Days	198	160	33
181 to 360 Days	188	176	40
361 to 720 Days	42	75	13
721+ Days	3	6	3

By Price Range

	August 2019	August 2020	August 2021
< $50,000	154	118	101
$50K to $99,999	190	158	144
$100K to $149,999	223	242	146
$150K to $199,999	400	365	389
$200K to $299,999	1,005	1,025	1,066
$300K to $399,999	760	926	993
$400K to $499,999	430	575	670
$500K to $599,999	250	325	412
$600K to $799,999	229	331	403
$800K to $999,999	57	118	146
$1M to $2,499,999	52	76	109
$2.5M to $4,999,999	3	7	6
$5,000,000+	0	0	0

Baltimore Metro Ten Year Trends

Median Sales Price by Housing Type

	Med Sale $	Detached: All	Attached: All	TH	Condo / Co-op
August 2012	$239.9K	$313.5K	$180.0K	$182.0K	$178.0K
August 2013	$252.0K	$325.0K	$199.5K	$193.0K	$205.0K
August 2014	$245.0K	$318.0K	$185.0K	$180.0K	$190.0K
August 2015	$250.0K	$315.0K	$187.0K	$185.2K	$189.8K
August 2016	$255.0K	$322.0K	$198.0K	$192.3K	$205.2K
August 2017	$265.0K	$340.0K	$206.0K	$204.0K	$215.0K
August 2018	$280.0K	$360.0K	$212.3K	$212.0K	$213.0K
August 2019	$289.9K	$365.0K	$222.0K	$224.0K	$215.0K
August 2020	$325.9K	$405.0K	$250.0K	$252.0K	$244.0K
August 2021	$345.0K	$439.0K	$270.0K	$275.0K	$255.0K

All Pending Home Sales

August 2012	5,398
August 2013	5,586
August 2014	5,705
August 2015	6,053
August 2016	6,639
August 2017	5,847
August 2018	5,363
August 2019	6,143
August 2020	7,343
August 2021	6,656

Months of Supply

August 2012	6.20
August 2013	5.02
August 2014	5.99
August 2015	5.13
August 2016	3.99
August 2017	3.31
August 2018	3.22
August 2019	3.34
August 2020	1.36
August 2021	1.11

Median Sales Price to Original List Price Ratio

August 2012	95.0%
August 2013	96.9%
August 2014	96.4%
August 2015	96.5%
August 2016	97.4%
August 2017	97.7%
August 2018	98.1%
August 2019	98.1%
August 2020	100.0%
August 2021	100.3%

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.