



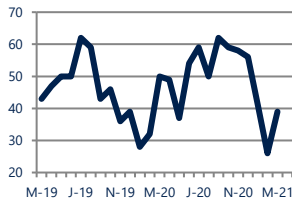
## Focus On: Lusby and Solomons Island Housing Market

March 2021

Zip Code(s): 20657, 20688 and 20629

### Units Sold

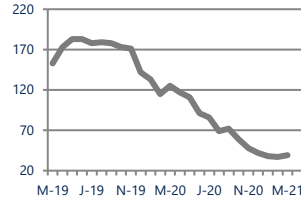
39



**Down**  
Vs. Year Ago

### Active Inventory

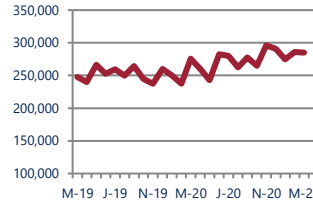
39



**Down -69%**  
Vs. Year Ago

### Median Sale Price

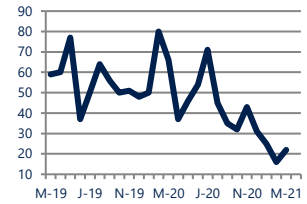
\$285,000



**Up 3%**  
Vs. Year Ago

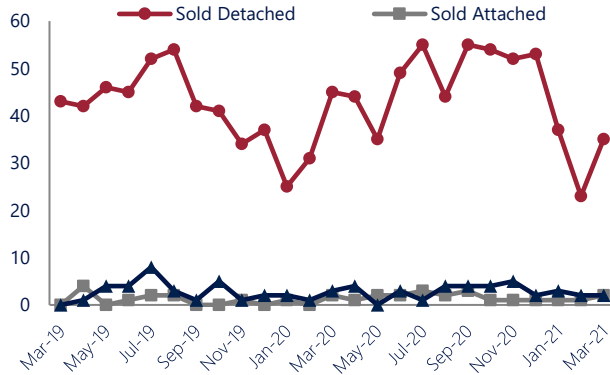
### Days On Market

22



**Down**  
Vs. Year Ago

### Units Sold\*



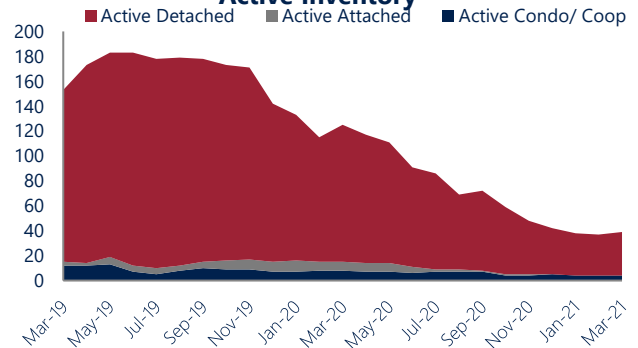
### Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 39 sold this month in Lusby and Solomons Island. This month's total units sold was lower than at this time last year, a decrease from March 2020.

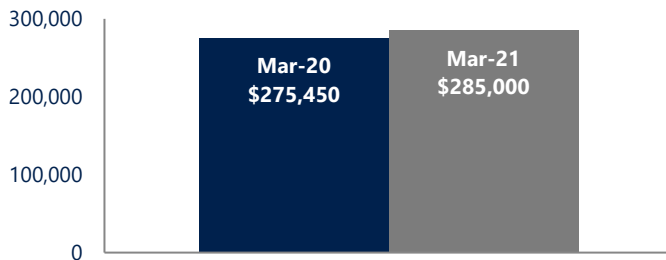
### Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 69%. The total number of active inventory this March was 39 compared to 125 in March 2020. This month's total of 39 is higher than the previous month's total supply of available inventory of 37, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Lusby and Solomons Island Homes was \$275,450. This March, the median sale price was \$285,000, an increase of 3% or \$9,550 compared to last year. The current median sold price is approximately the same as the median price in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Lusby and Solomons Island are defined as properties listed in zip code/s 20657, 20688 and 20629.

\*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. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





## Focus On: Lusby and Solomons Island Housing Market

March 2021

Zip Code(s): 20657, 20688 and 20629

### New Listings

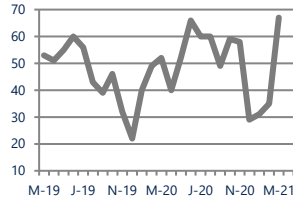
74



**Down -1%**  
Vs. Year Ago

### Current Contracts

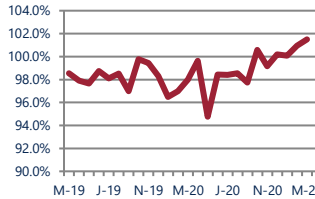
67



**Up 29%**  
Vs. Year Ago

### Sold Vs. List Price

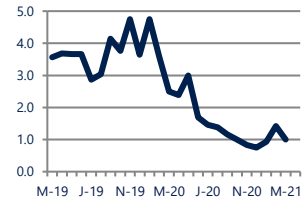
101.5%



**Up 3.6%**  
Vs. Year Ago

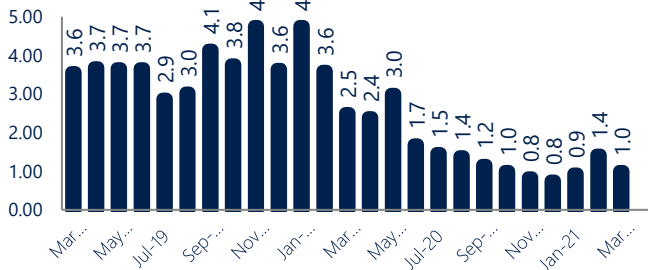
### Months of Supply

1.0



**Down -60%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

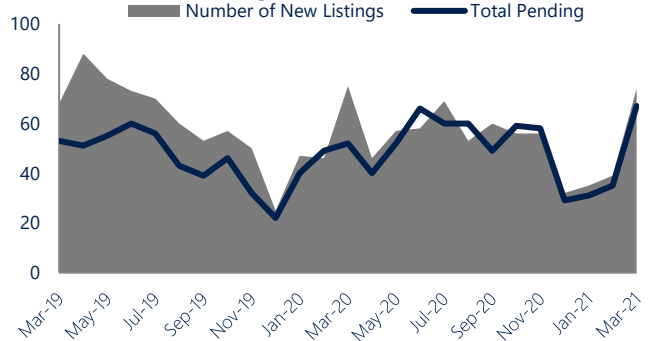
In March, there was 1.0 months of supply available in Lusby and Solomons Island, compared to 2.5 in March 2020. That is a decrease of 60% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

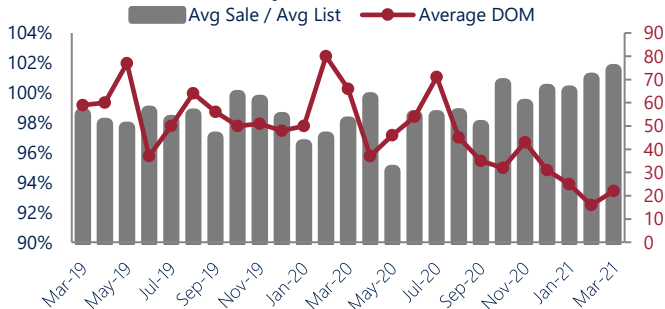
### New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Lusby and Solomons Island compared to 75 in March 2020, a decrease of 1%. There were 67 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 29% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Lusby and Solomons Island was 101.5% of the average list price, which is 3.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 66. This decrease was impacted by the limited number of sales.



Lusby and Solomons Island are defined as properties listed in zip code/s 20657, 20688 and 20629.

\*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.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

