

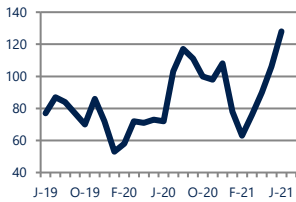


Focus On: Aberdeen, Belcamp, and Havre De Grace Housing Market

June 2021

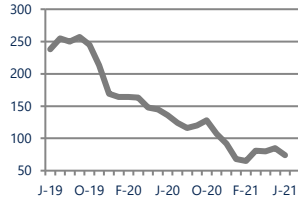
Zip Code(s): 21001, 21017, 21078, 21028 and 21130

Units Sold
128



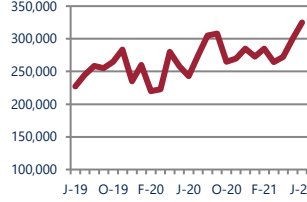
Up
Vs. Year Ago

Active Inventory
74



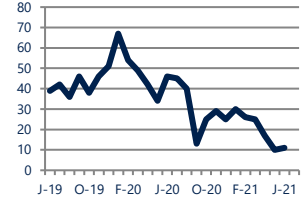
Down -46%
Vs. Year Ago

Median Sale Price
\$325,000



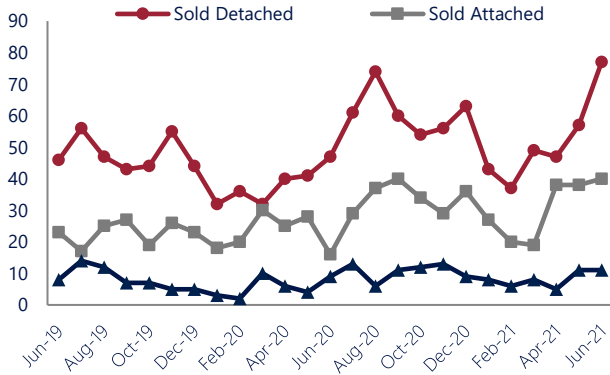
Up 34%
Vs. Year Ago

Days On Market
11



Down -76%
Vs. Year Ago

Units Sold*



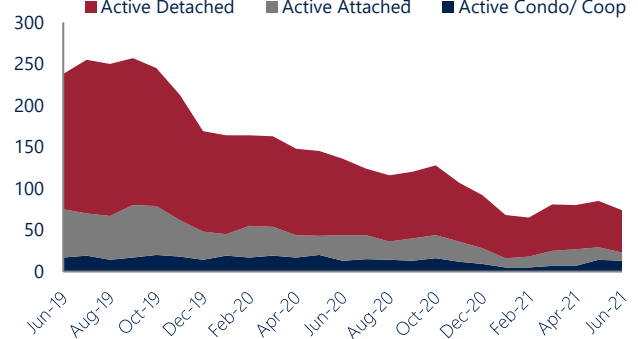
Units Sold

There was an increase in total units sold in June, with 128 sold this month in Aberdeen, Belcamp, and Havre De Grace. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 46%. The total number of active inventory this June was 74 compared to 136 in June 2020. This month's total of 74 is lower than the previous month's total supply of available inventory of 85, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Aberdeen, Belcamp, and Havre De Grace Homes was \$242,950. This June, the median sale price was \$325,000, an increase of \$82,050 compared to last year. The current median sold price is higher than in May.

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

Aberdeen, Belcamp, and Havre De Grace are defined as properties listed in zip code/s 21001, 21017, 21078, 21028 and 21130.

*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.

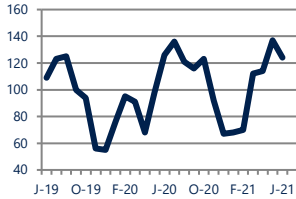




Zip Code(s): 21001, 21017, 21078, 21028 and 21130

New Listings

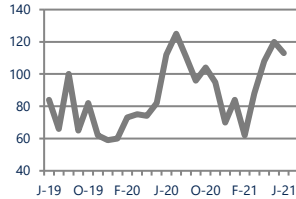
124



Down -2%
Vs. Year Ago

Current Contracts

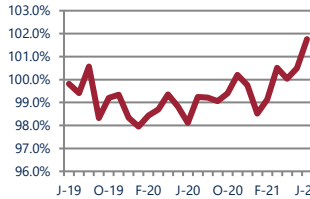
113



Up 1%
Vs. Year Ago

Sold Vs. List Price

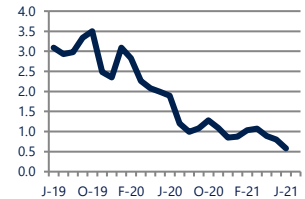
101.8%



Up 3.7%
Vs. Year Ago

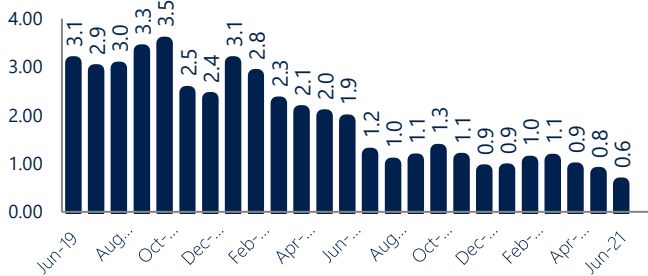
Months of Supply

0.6



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

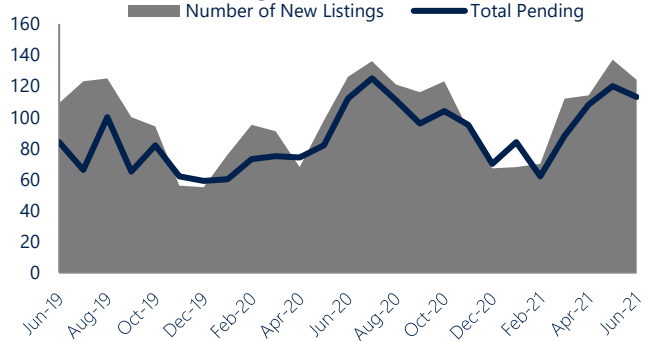
In June, there was 0.6 months of supply available in Aberdeen, Belcamp, and Havre De Grace, compared to 1.9 in June 2020. That is a decrease of 69% versus a year ago.

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.

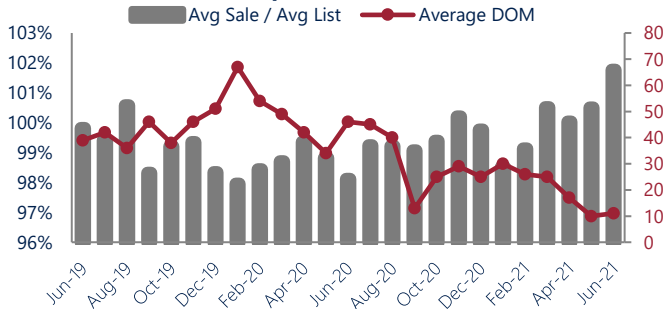
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Aberdeen, Belcamp, and Havre De Grace compared to 126 in June 2020, a decrease of 2%. There were 113 current contracts pending sale this June compared to 112 a year ago. The number of current contracts is 1% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Aberdeen, Belcamp, and Havre De Grace was 101.8% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 46, a decrease of 76%.



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