

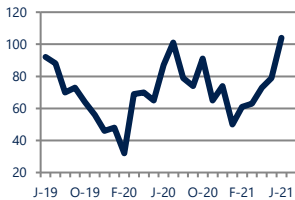


Focus On: Arnold and Broadneck Housing Market

June 2021

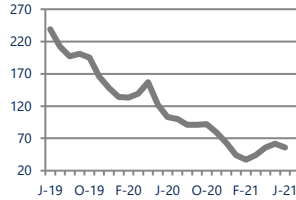
Zip Code(s): 21409 and 21012

Units Sold
104



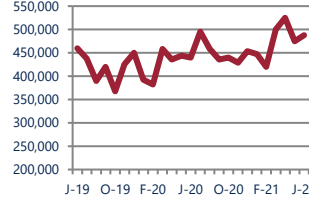
Up 20%
Vs. Year Ago

Active Inventory
56



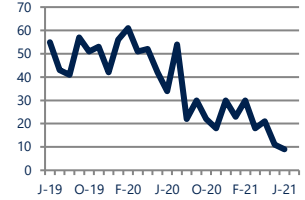
Down -46%
Vs. Year Ago

Median Sale Price
\$487,500



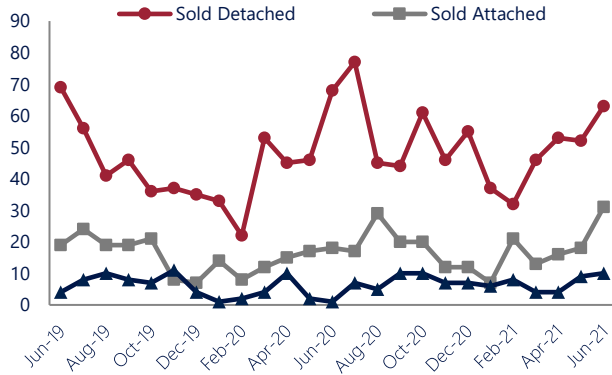
Up 11%
Vs. Year Ago

Days On Market
9



Down -74%
Vs. Year Ago

Units Sold*



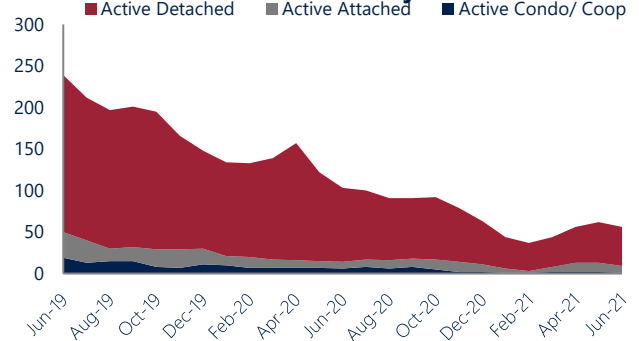
Units Sold

There was an increase in total units sold in June, with 104 sold this month in Arnold and Broadneck versus 79 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 20% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 46%. The total number of active inventory this June was 56 compared to 103 in June 2020. This month's total of 56 is lower than the previous month's total supply of available inventory of 62, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Arnold and Broadneck Homes was \$440,000. This June, the median sale price was \$487,500, an increase of 11% or \$47,500 compared to last year. The current median sold price is 3% 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.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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.





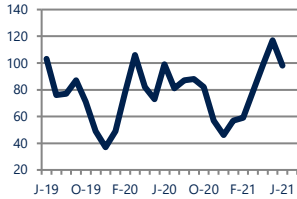
Focus On: Arnold and Broadneck Housing Market

June 2021

Zip Code(s): 21409 and 21012

New Listings

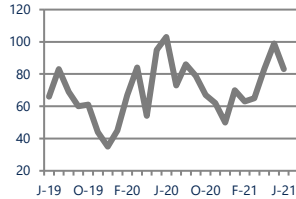
98



Down -1%
Vs. Year Ago

Current Contracts

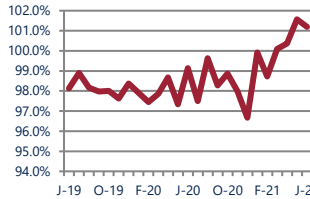
83



Down -19%
Vs. Year Ago

Sold Vs. List Price

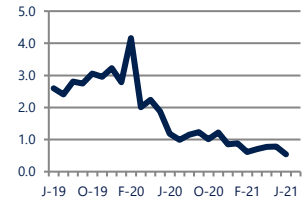
101.2%



Up 2.1%
Vs. Year Ago

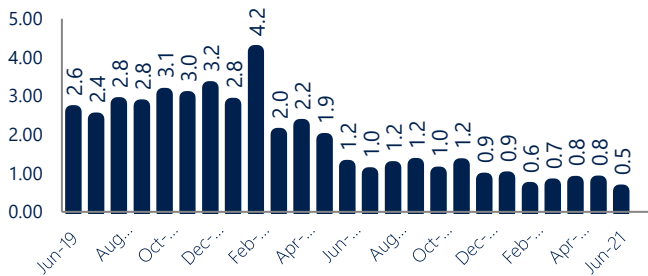
Months of Supply

0.5



Down -54%
Vs. Year Ago

Months of Supply



Months of Supply

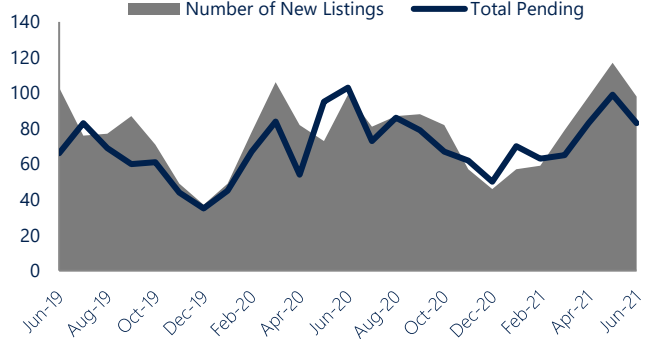
In June, there was 0.5 months of supply available in Arnold and Broadneck, compared to 1.2 in June 2020. That is a decrease of 55% versus a year ago.

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.

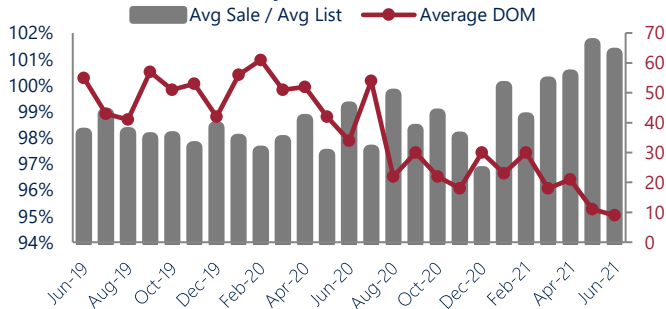
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Arnold and Broadneck compared to 99 in June 2020, a decrease of 1%. There were 83 current contracts pending sale this June compared to 103 a year ago. The number of current contracts is 19% lower 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 Arnold and Broadneck was 101.2% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 34, a decrease of 74%.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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.

