

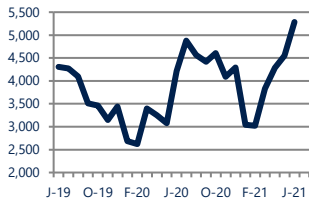


**Focus On: Baltimore Metro Housing Market**

June 2021

**Units Sold**

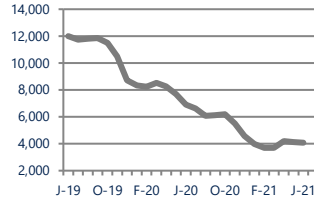
**5,285**



**Up 25%**  
 Vs. Year Ago

**Active Inventory**

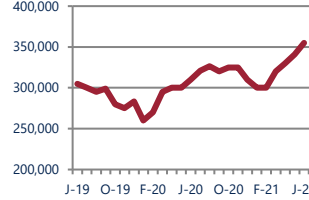
**4,076**



**Down -41%**  
 Vs. Year Ago

**Median Sale Price**

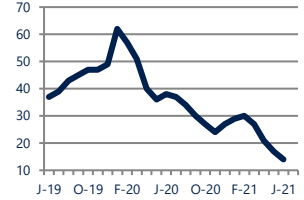
**\$355,000**



**Up 15%**  
 Vs. Year Ago

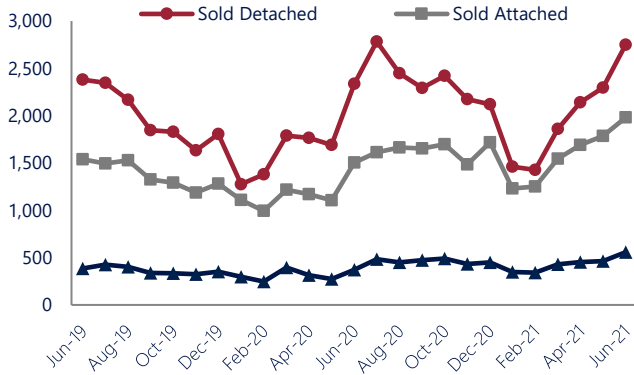
**Days On Market**

**14**



**Down -63%**  
 Vs. Year Ago

**Units Sold\***



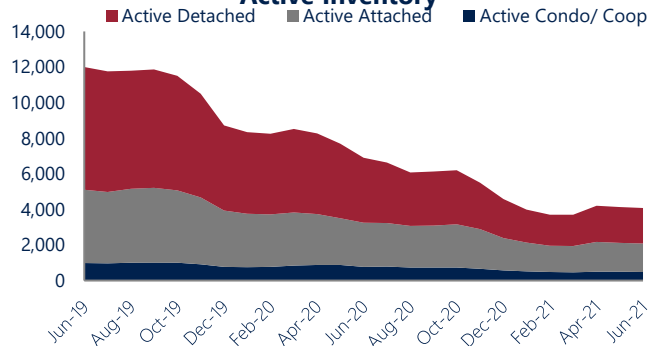
**Units Sold**

There was an increase in total units sold in June, with 5,285 sold this month in Baltimore Metro versus 4,548 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 2,833 units or 41%. The total number of active inventory this June was 4,076 compared to 6,909 in June 2020. This month's total of 4,076 is lower than the previous month's total supply of available inventory of 4,125, a decrease of 1%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Baltimore Metro Homes was \$310,000. This June, the median sale price was \$355,000, an increase of 15% or \$45,000 compared to last year. The current median sold price is 4% 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.

\*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

\*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.



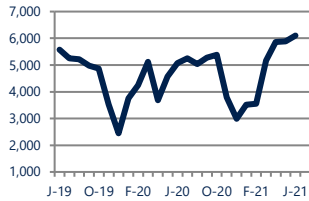


Focus On: **Baltimore Metro Housing Market**

June 2021

**New Listings**

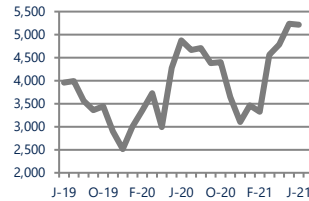
6,102



**Up 20%**  
Vs. Year Ago

**Current Contracts**

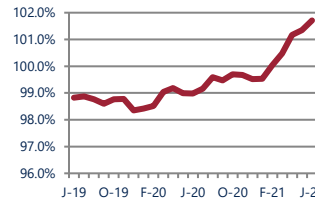
5,217



**Up 7%**  
Vs. Year Ago

**Sold Vs. List Price**

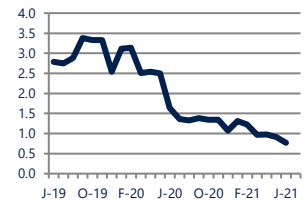
101.7%



**Up 2.8%**  
Vs. Year Ago

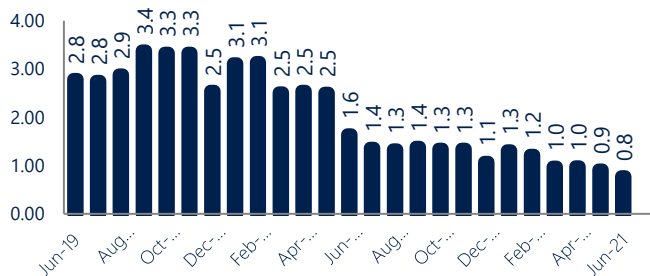
**Months of Supply**

0.8



**Down -53%**  
Vs. Year Ago

**Months of Supply**



**New Listings & Current Contracts**

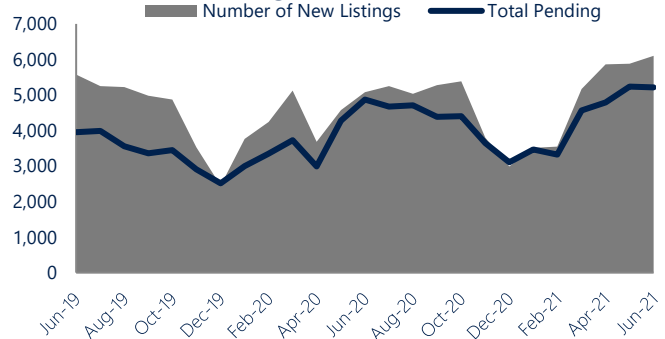
This month there were 6,102 homes newly listed for sale in Baltimore Metro compared to 5,077 in June 2020, an increase of 20%. There were 5,217 current contracts pending sale this June compared to 4,875 a year ago. The number of current contracts remained stable as compared to last June.

**Months of Supply**

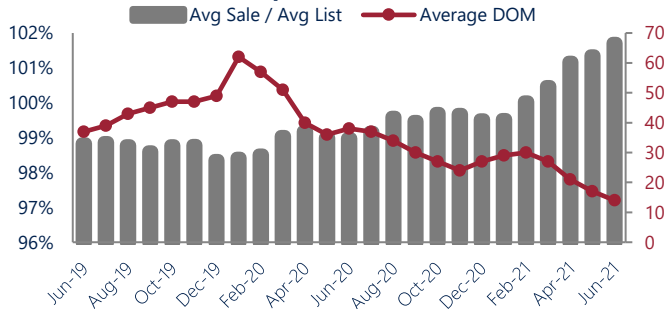
In June, there was 0.8 months of supply available in Baltimore Metro, compared to 1.6 in June 2020. That is a decrease of 53% versus a year ago.

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**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Baltimore Metro was 101.7% of the average list price, which is 2.7% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 14, lower than the average last year, which was 38, a decrease of 63%.



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