



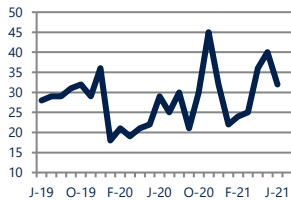
## Focus On: Beltsville Housing Market

June 2021

Zip Code(s): 20705

### Units Sold

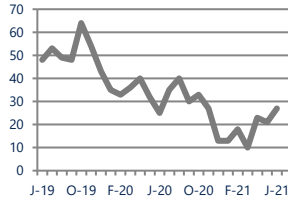
32



Up 10%  
Vs. Year Ago

### Active Inventory

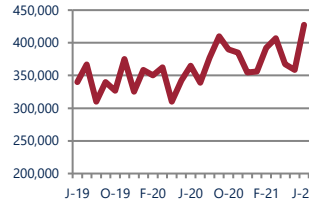
27



Up 8%  
Vs. Year Ago

### Median Sale Price

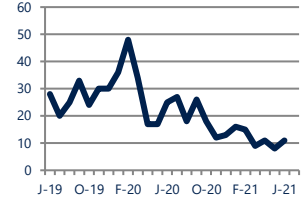
\$427,500



Up 17%  
Vs. Year Ago

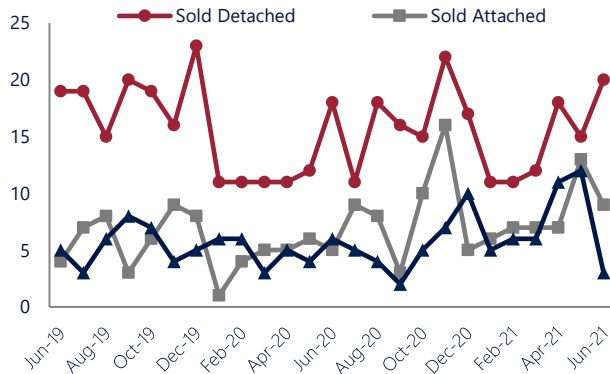
### Days On Market

11



Down  
Vs. Year Ago

### Units Sold\*



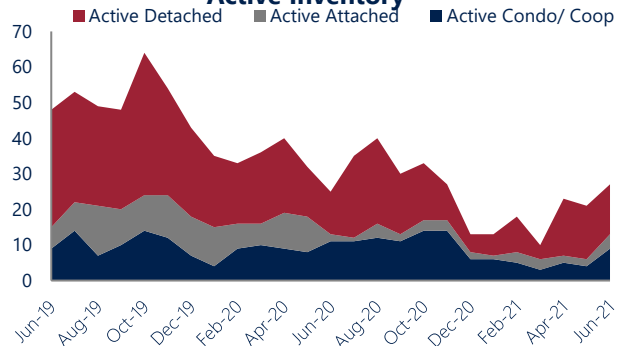
### Units Sold

There was a decrease in total units sold in June, with 32 sold this month in Beltsville versus 40 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 10% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 8%. The total number of active inventory this June was 27 compared to 25 in June 2020. This month's total of 27 is higher than the previous month's total supply of available inventory of 21, an increase of 29%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Beltsville Homes was \$365,000. This June, the median sale price was \$427,500, an increase of 17% or \$62,500 compared to last year. The current median sold price is 19% 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.

Beltsville are defined as properties listed in zip code/s 20705.

\*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.





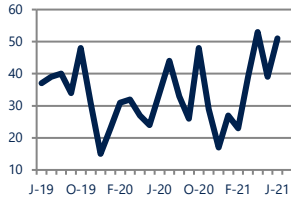
## Focus On: Beltsville Housing Market

June 2021

Zip Code(s): 20705

### New Listings

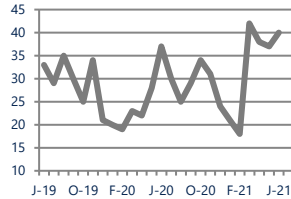
51



Up 50%  
Vs. Year Ago

### Current Contracts

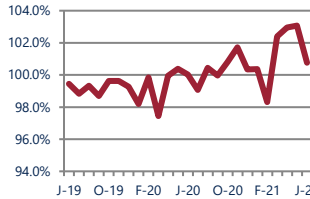
40



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

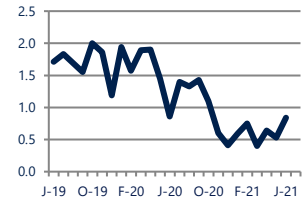
100.8%



Up 0.7%  
Vs. Year Ago

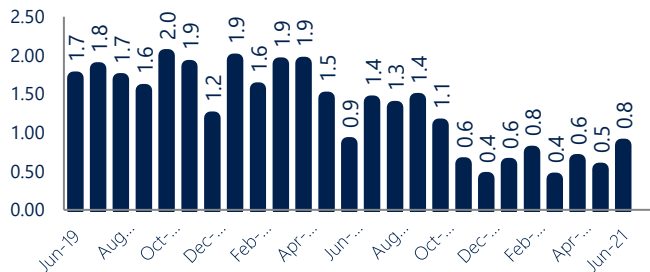
### Months of Supply

0.8



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

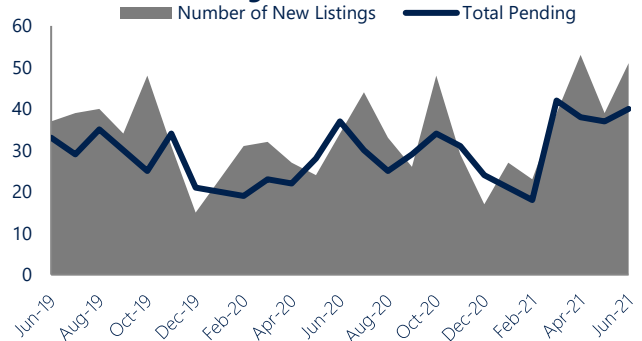
In June, there was 0.8 months of supply available in Beltsville. The amount of supply is similar compared to a year ago.

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.

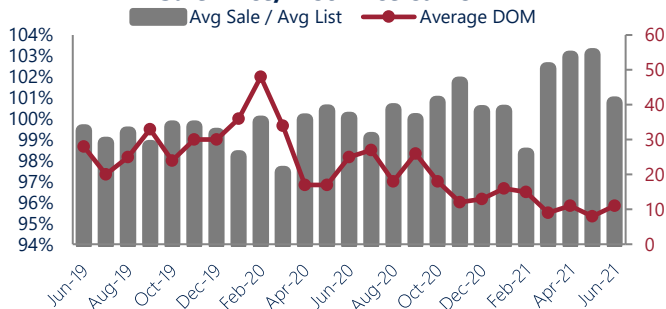
### New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Beltsville compared to 34 in June 2020, an increase of 50%. There were 40 current contracts pending sale this June compared to 37 a year ago. The number of current contracts is 8% 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 Beltsville was 100.8% of the average list price, which is 0.7% 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 25. This decrease was impacted by the limited number of sales.

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