



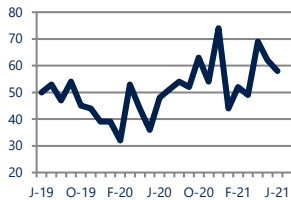
Focus On: Brooklyn and Curtis Bay Housing Market

June 2021

Zip Code(s): 21225 and 21226

Units Sold

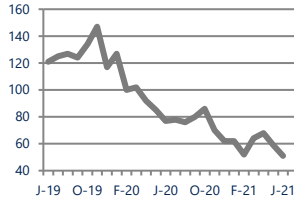
58



Up 21%
Vs. Year Ago

Active Inventory

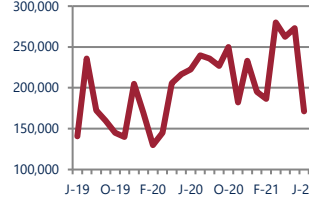
51



Down -34%
Vs. Year Ago

Median Sale Price

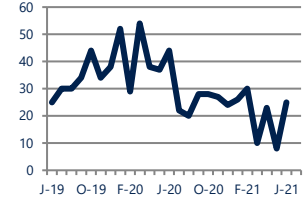
\$171,250



Down -23%
Vs. Year Ago

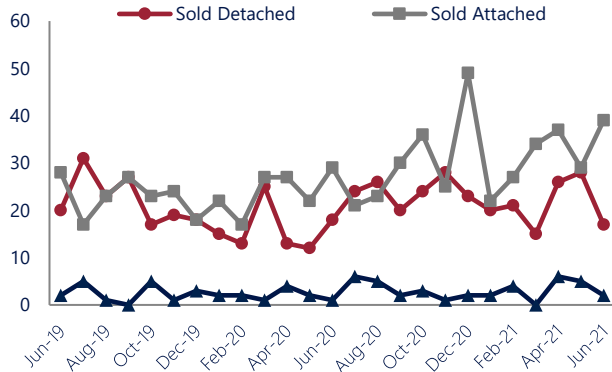
Days On Market

25



Down -43%
Vs. Year Ago

Units Sold*



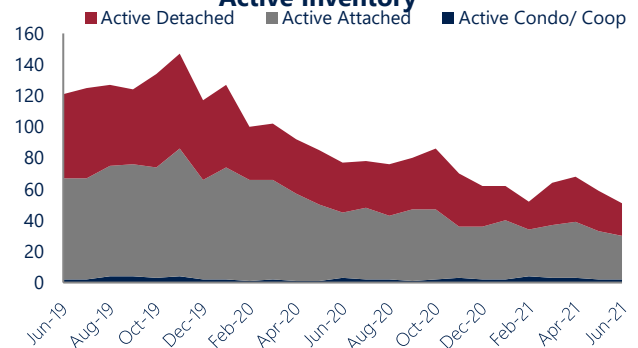
Units Sold

There was a decrease in total units sold in June, with 58 sold this month in Brooklyn and Curtis Bay versus 62 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 21% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 34%. The total number of active inventory this June was 51 compared to 77 in June 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 59, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Brooklyn and Curtis Bay Homes was \$222,500. This June, the median sale price was \$171,250, a decrease of \$51,250 compared to last year. The current median sold price is lower 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.

Brooklyn and Curtis Bay are defined as properties listed in zip code/s 21225 and 21226.

*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.





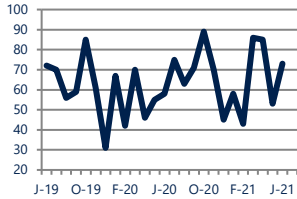
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June 2021

Zip Code(s): 21225 and 21226

New Listings

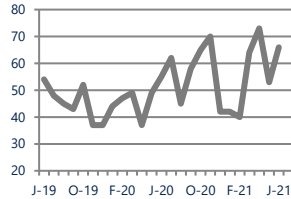
73



Up 26%
Vs. Year Ago

Current Contracts

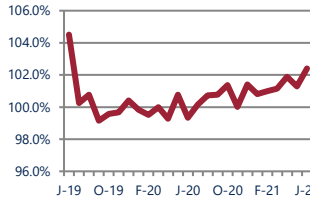
66



Up 20%
Vs. Year Ago

Sold Vs. List Price

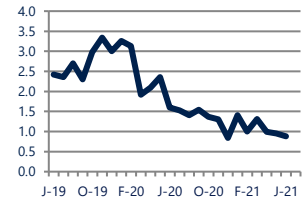
102.4%



Up 3.1%
Vs. Year Ago

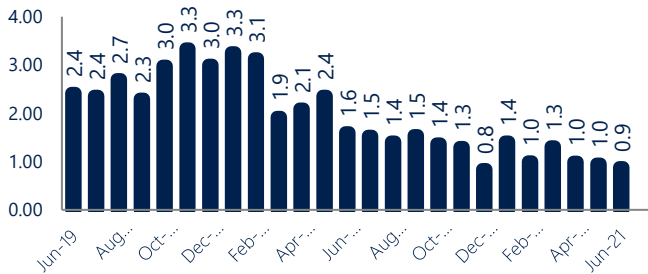
Months of Supply

0.9



Down -45%
Vs. Year Ago

Months of Supply



Months of Supply

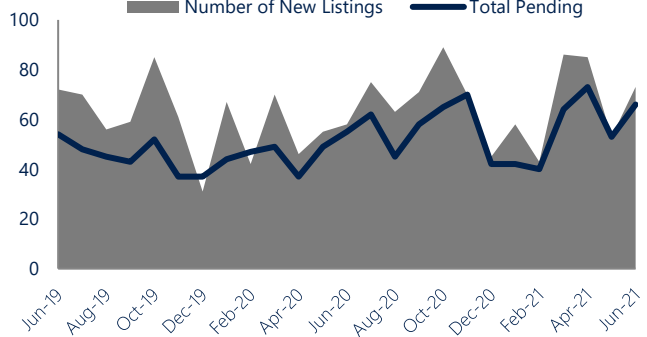
In June, there was 0.9 months of supply available in Brooklyn and Curtis Bay, compared to 1.6 in June 2020. That is a decrease of 45% versus a year ago.

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.

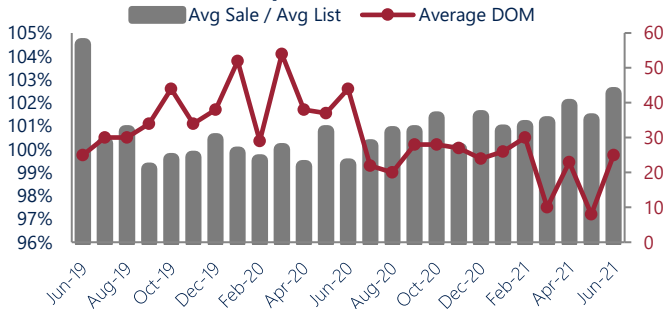
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Brooklyn and Curtis Bay compared to 58 in June 2020, an increase of 26%. There were 66 current contracts pending sale this June compared to 55 a year ago. The number of current contracts is 20% 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 Brooklyn and Curtis Bay was 102.4% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 44, a decrease of 43%.

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