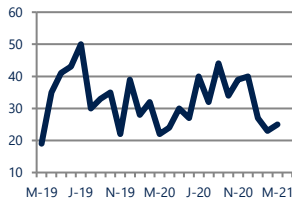




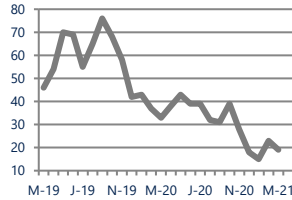
Zip Code(s): 20866, 20868 and 20905

Units Sold 25



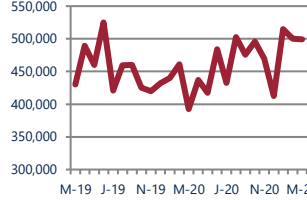
Up 14%
Vs. Year Ago

Active Inventory 19



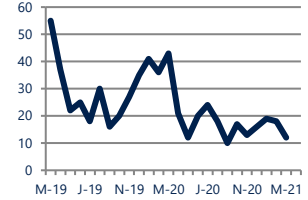
Down -42%
Vs. Year Ago

Median Sale Price \$499,000



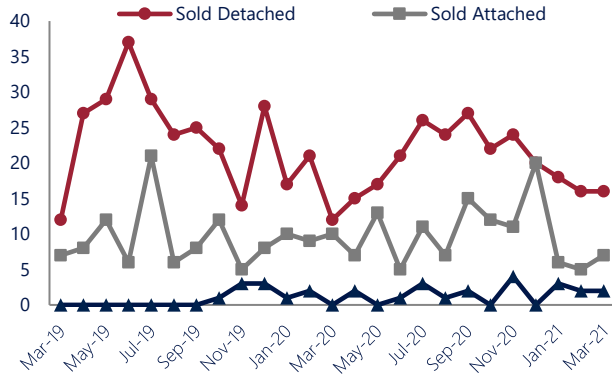
Up 27%
Vs. Year Ago

Days On Market 12



Down
Vs. Year Ago

Units Sold*



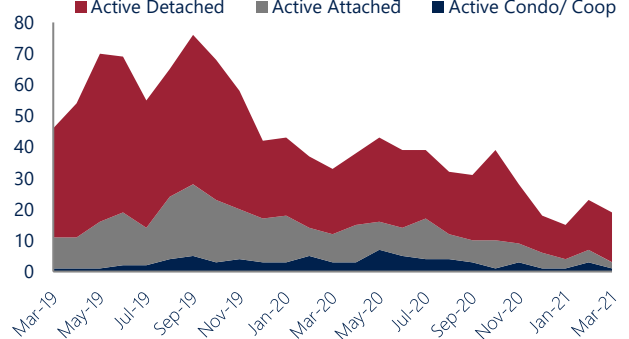
Units Sold

There was an increase in total units sold in March, with 25 sold this month in Burtonsville, Spencerville, and Northern Silver Spring versus 23 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 14% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 42%. The total number of active inventory this March was 19 compared to 33 in March 2020. This month's total of 19 is lower than the previous month's total supply of available inventory of 23, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Burtonsville, Spencerville, and Northern Silver Spring Homes was \$392,500. This March, the median sale price was \$499,000, an increase of 27% or \$106,500 compared to last year. The current median sold price is approximately the same as the median price in February.

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

Burtonsville, Spencerville, and Northern Silver Spring are defined as properties listed in zip code/s 20866, 20868 and 20905.

*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.

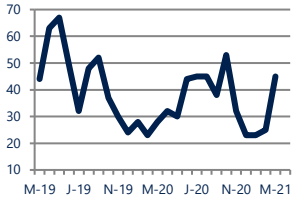




Zip Code(s): 20866, 20868 and 20905

New Listings

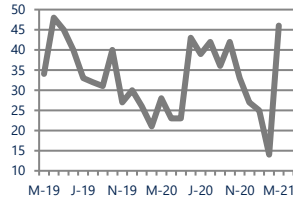
45



Up 61%
Vs. Year Ago

Current Contracts

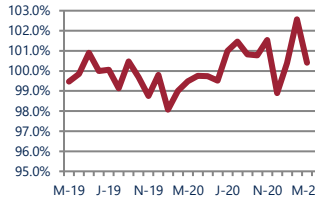
46



Up 64%
Vs. Year Ago

Sold Vs. List Price

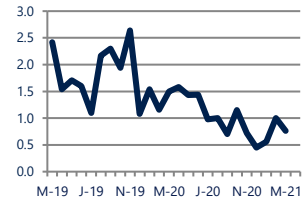
100.4%



Up 0.9%
Vs. Year Ago

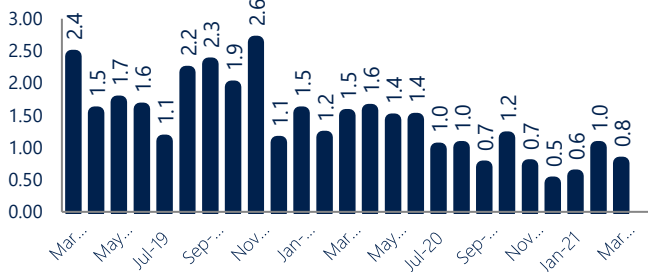
Months of Supply

0.8



Down -49%
Vs. Year Ago

Months Of Supply



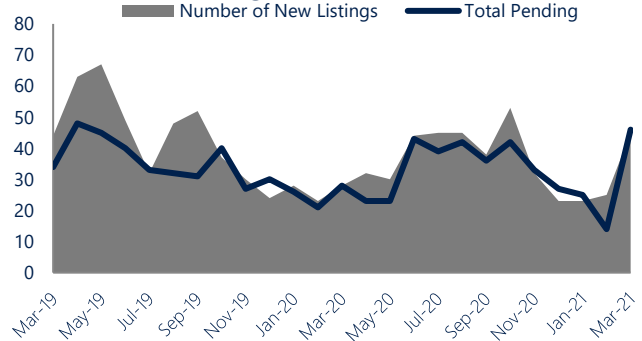
Months of Supply

In March, there was 0.8 months of supply available in Burtonsville, Spencerville, and Northern Silver Spring, compared to 1.5 in March 2020. That is a decrease of 49% 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.

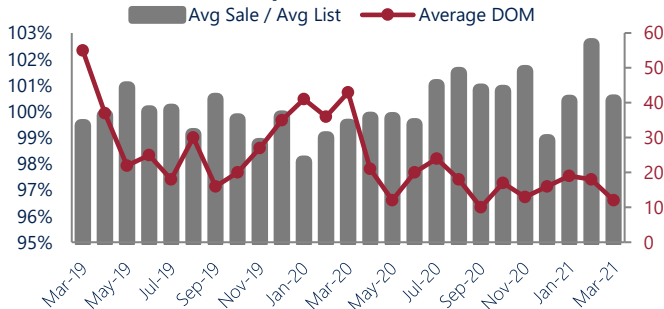
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Burtonsville, Spencerville, and Northern Silver Spring compared to 28 in March 2020, an increase of 61%. There were 46 current contracts pending sale this March compared to 28 a year ago. The number of current contracts is 64% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Burtonsville, Spencerville, and Northern Silver Spring was 100.4% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 43. This decrease was impacted by the limited number of sales.



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