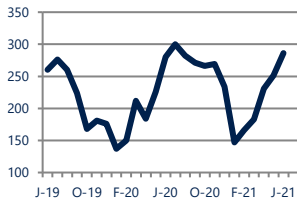




Focus On: **Carroll County Housing Market**

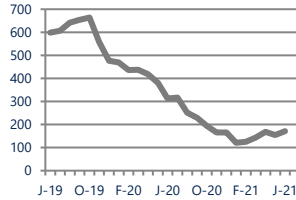
June 2021

**Units Sold**  
286



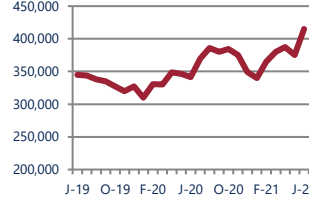
**Up 2%**  
Vs. Year Ago

**Active Inventory**  
171



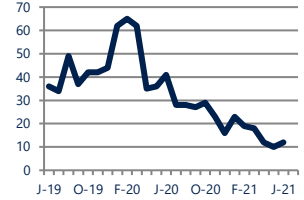
**Down -45%**  
Vs. Year Ago

**Median Sale Price**  
\$415,000



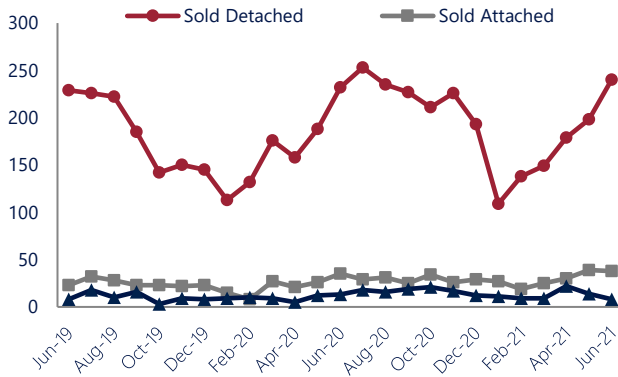
**Up 22%**  
Vs. Year Ago

**Days On Market**  
12



**Down -71%**  
Vs. Year Ago

**Units Sold\***



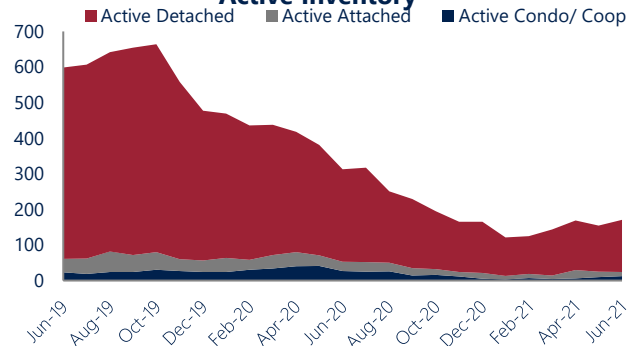
**Units Sold**

There was an increase in total units sold in June, with 286 sold this month in Carroll County versus 251 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 142 units or 45%. The total number of active inventory this June was 171 compared to 313 in June 2020. This month's total of 171 is higher than the previous month's total supply of available inventory of 154, an increase of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Carroll County Homes was \$341,500. This June, the median sale price was \$415,000, an increase of 22% or \$73,500 compared to last year. The current median sold price is 11% 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.



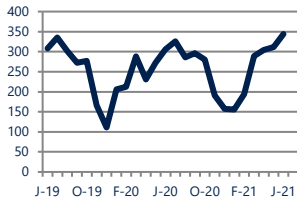
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





**New Listings**

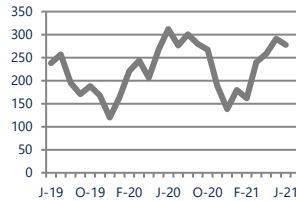
**344**



**Up 12%**  
Vs. Year Ago

**Current Contracts**

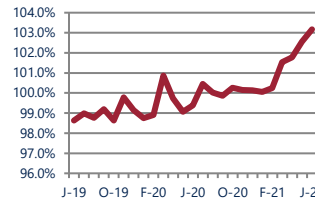
**278**



**Down -11%**  
Vs. Year Ago

**Sold Vs. List Price**

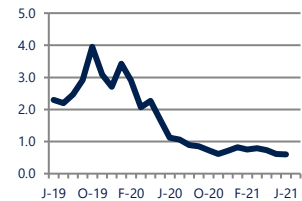
**103.2%**



**Up 3.8%**  
Vs. Year Ago

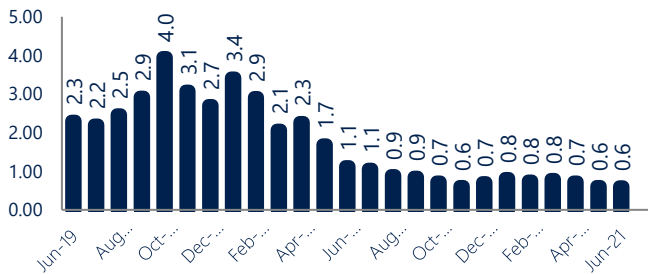
**Months of Supply**

**0.6**



**Down -46%**  
Vs. Year Ago

**Months Of Supply**



**New Listings & Current Contracts**

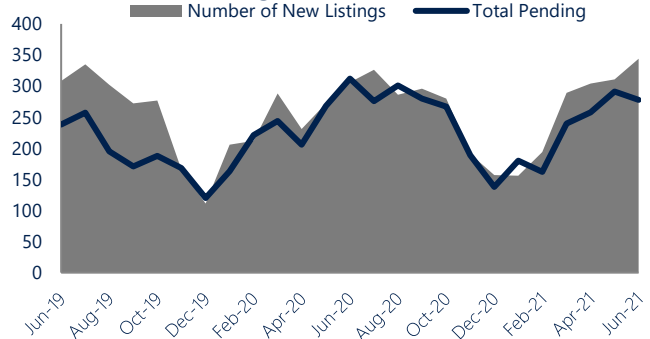
This month there were 344 homes newly listed for sale in Carroll County compared to 306 in June 2020, an increase of 12%. There were 278 current contracts pending sale this June compared to 312 a year ago. The number of current contracts is 11% lower than last June.

**Months of Supply**

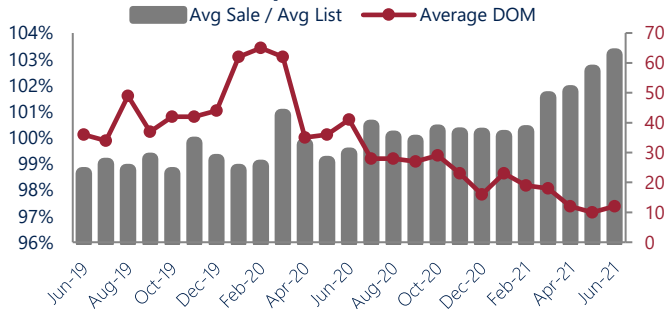
In June, there was 0.6 months of supply available in Carroll County, compared to 1.1 in June 2020. That is a decrease of 47% versus a year ago.

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 Carroll County was 103.2% of the average list price, which is 3.8% 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 41, a decrease of 71%.



\*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.

