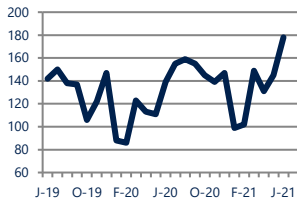




Focus On: Cecil County Housing Market

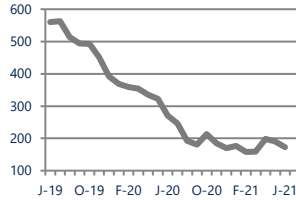
June 2021

Units Sold
178



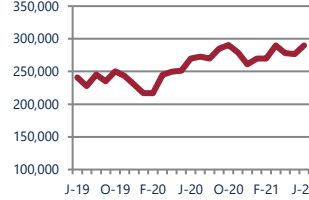
Up 28%
Vs. Year Ago

Active Inventory
173



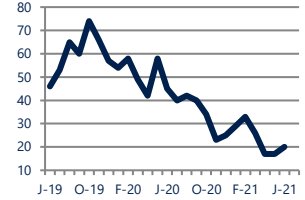
Down -36%
Vs. Year Ago

Median Sale Price
\$290,000



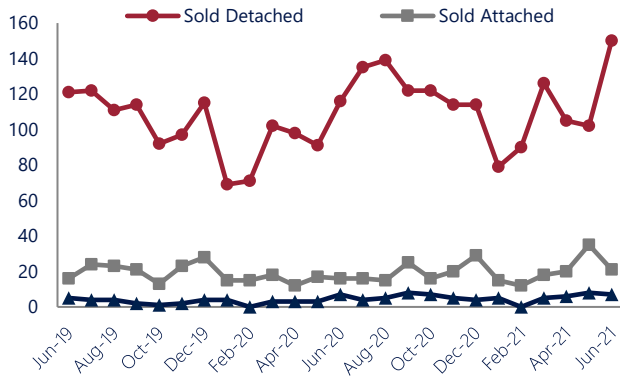
Up 7%
Vs. Year Ago

Days On Market
20



Down -56%
Vs. Year Ago

Units Sold*



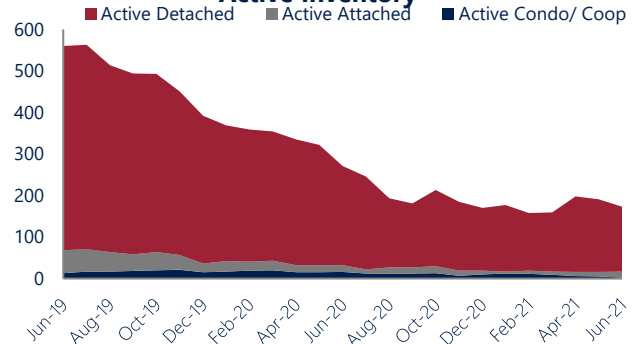
Units Sold

There was an increase in total units sold in June, with 178 sold this month in Cecil County versus 145 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 36%. The total number of active inventory this June was 173 compared to 271 in June 2020. This month's total of 173 is lower than the previous month's total supply of available inventory of 191, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Cecil County Homes was \$269,900. This June, the median sale price was \$290,000, an increase of 7% or \$20,100 compared to last year. The current median sold price is 5% 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.



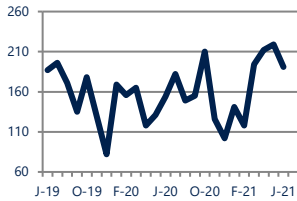


Focus On: Cecil County Housing Market

June 2021

New Listings

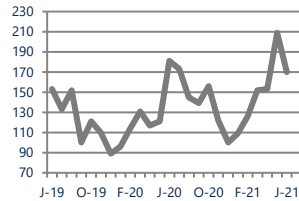
191



Up 24%
Vs. Year Ago

Current Contracts

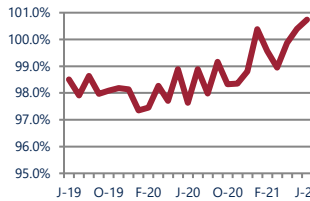
170



Down -6%
Vs. Year Ago

Sold Vs. List Price

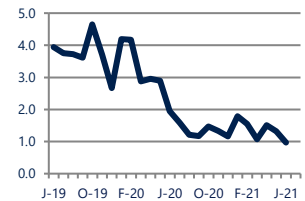
100.7%



Up 3.2%
Vs. Year Ago

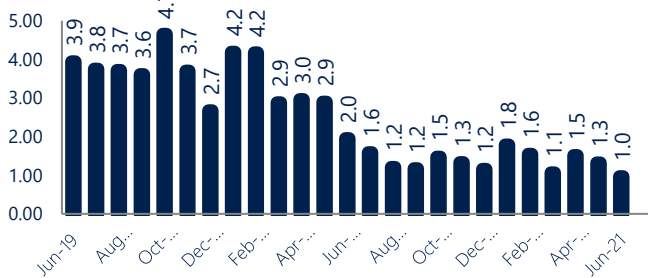
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

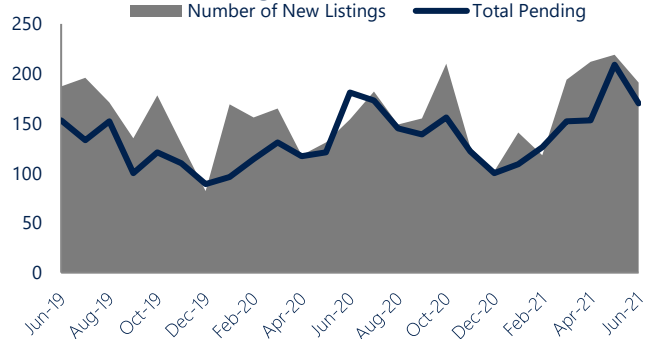
This month there were 191 homes newly listed for sale in Cecil County compared to 154 in June 2020, an increase of 24%. There were 170 current contracts pending sale this June compared to 181 a year ago. The number of current contracts is 6% lower than last June.

Months of Supply

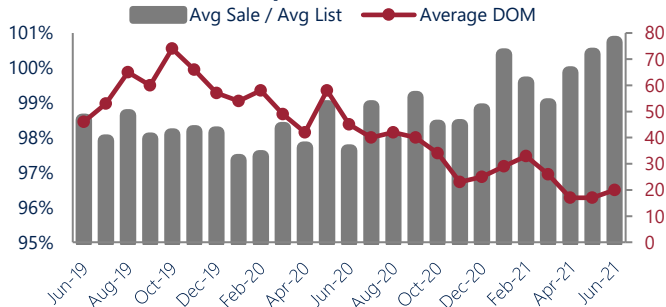
In June, there was 1.0 months of supply available in Cecil County, compared to 1.9 in June 2020. That is a decrease of 50% versus a year ago.

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 Cecil County was 100.7% 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 20, lower than the average last year, which was 45, a decrease of 56%.



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