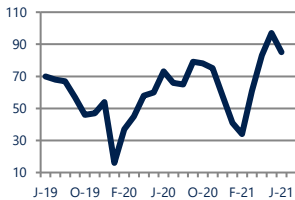




Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold

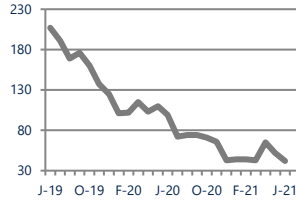
85



Up 16%
Vs. Year Ago

Active Inventory

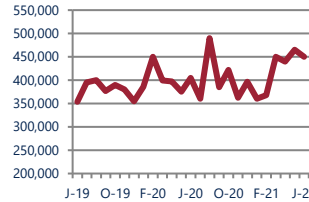
42



Down -58%
Vs. Year Ago

Median Sale Price

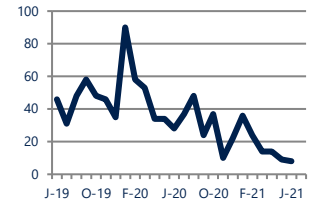
\$450,000



Up 11%
Vs. Year Ago

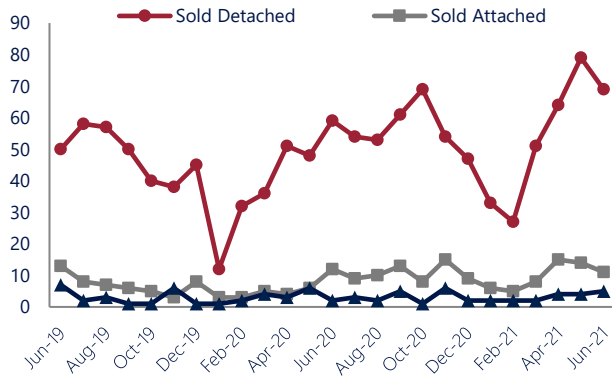
Days On Market

8



Down -71%
Vs. Year Ago

Units Sold*



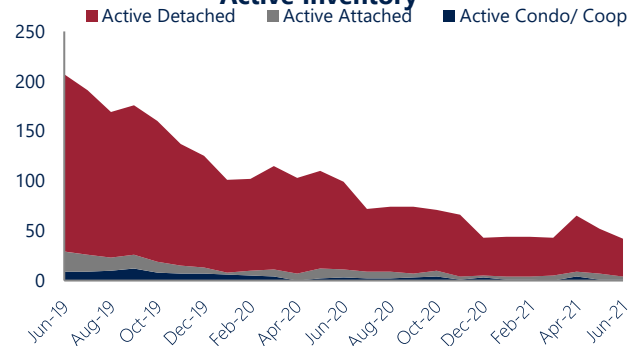
Units Sold

There was a decrease in total units sold in June, with 85 sold this month in Chesapeake Beach, North Beach, and Dunkirk versus 97 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 16% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 58%. The total number of active inventory this June was 42 compared to 99 in June 2020. This month's total of 42 is lower than the previous month's total supply of available inventory of 52, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$405,000. This June, the median sale price was \$450,000, an increase of 11% or \$45,000 compared to last year. The current median sold price is 3% 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.

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*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.

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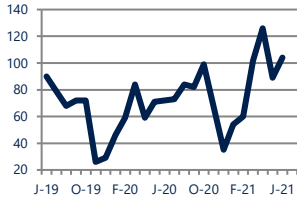




Zip Code(s): 20732, 20689, 20714, 20754 and 20736

New Listings

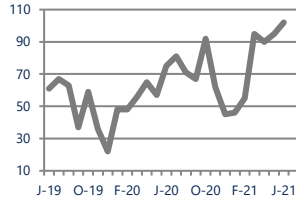
104



Up 44%
Vs. Year Ago

Current Contracts

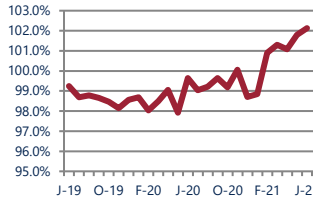
102



Up 36%
Vs. Year Ago

Sold Vs. List Price

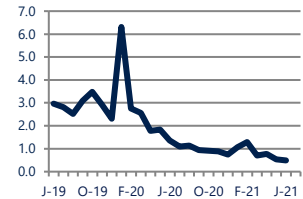
102.1%



Up 2.5%
Vs. Year Ago

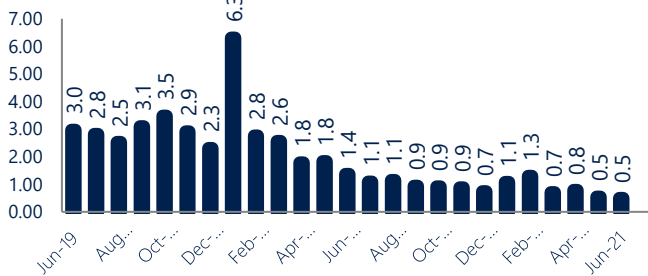
Months of Supply

0.5



Down -64%
Vs. Year Ago

Months of Supply



Months of Supply

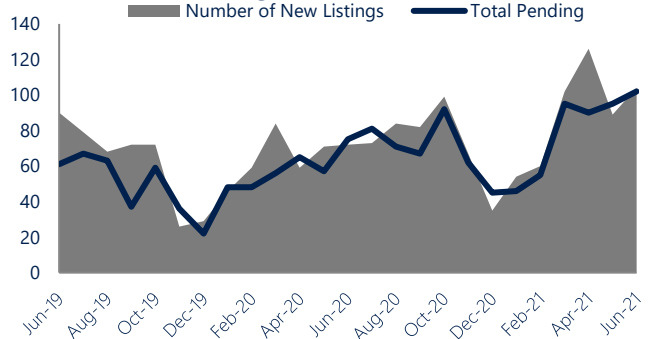
In June, there was 0.5 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 1.4 in June 2020. That is a decrease of 64% versus a year ago.

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.

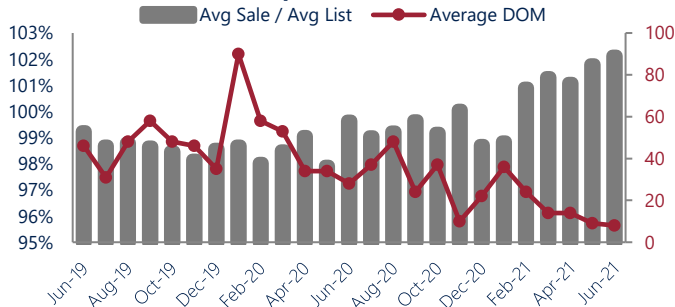
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 72 in June 2020, an increase of 44%. There were 102 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 36% 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 Chesapeake Beach, North Beach, and Dunkirk was 102.1% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 28, a decrease of 71%.



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