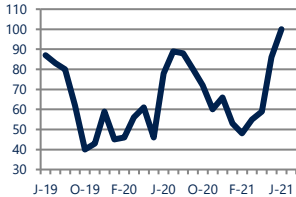




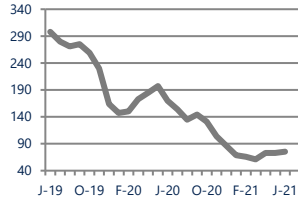
Zip Code(s): 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163

Units Sold
100



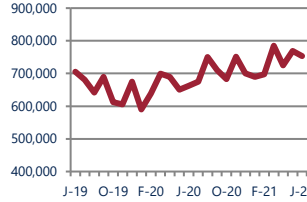
Up 28%
Vs. Year Ago

Active Inventory
75



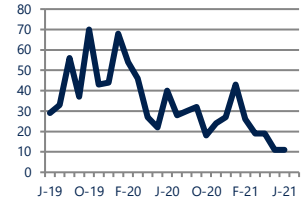
Down -56%
Vs. Year Ago

Median Sale Price
\$753,750



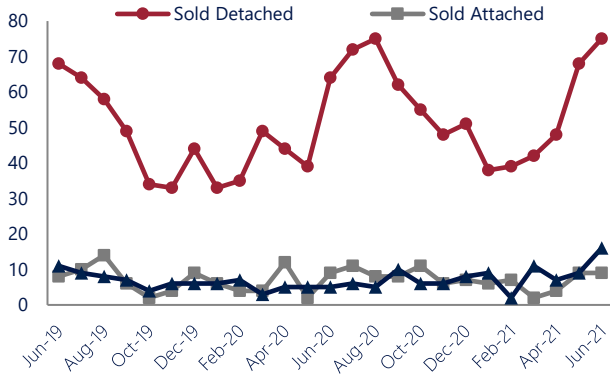
Up 14%
Vs. Year Ago

Days On Market
11



Down -73%
Vs. Year Ago

Units Sold*



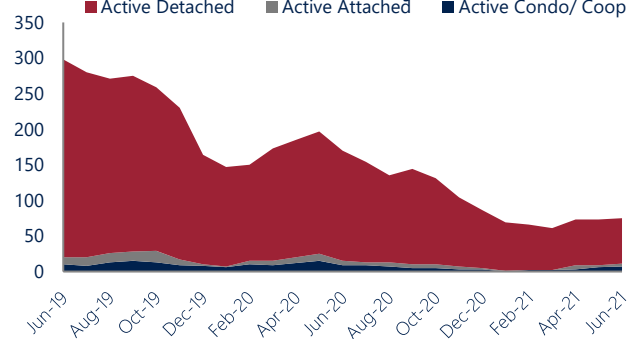
Units Sold

There was an increase in total units sold in June, with 100 sold this month in Clarksville, Woodstock, and Western Howard County versus 86 last month, an increase of 16%. 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 95 units or 56%. The total number of active inventory this June was 75 compared to 170 in June 2020. This month's total of 75 is higher than the previous month's total supply of available inventory of 73, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Clarksville, Woodstock, and Western Howard County Homes was \$662,000. This June, the median sale price was \$753,750, an increase of 14% or \$91,750 compared to last year. The current median sold price is 2% 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.



Clarksville, Woodstock, and Western Howard County are defined as properties listed in zip code/s 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163.

*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.

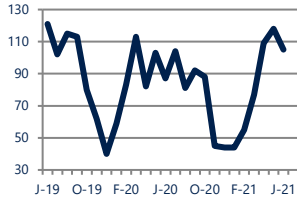




Zip Code(s): 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163

New Listings

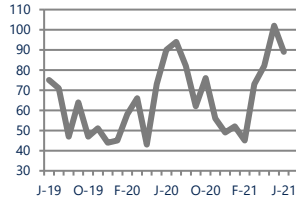
105



Up 21%
Vs. Year Ago

Current Contracts

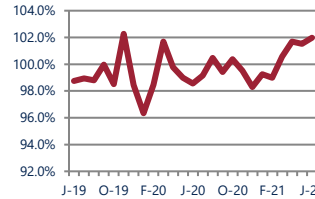
89



Down -1%
Vs. Year Ago

Sold Vs. List Price

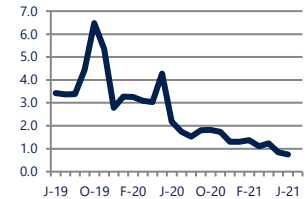
102.0%



Up 3.5%
Vs. Year Ago

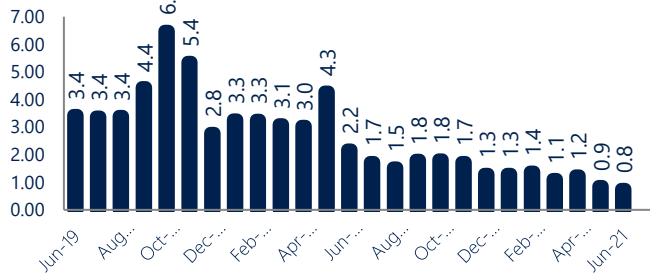
Months of Supply

0.8



Down -66%
Vs. Year Ago

Months of Supply



Months of Supply

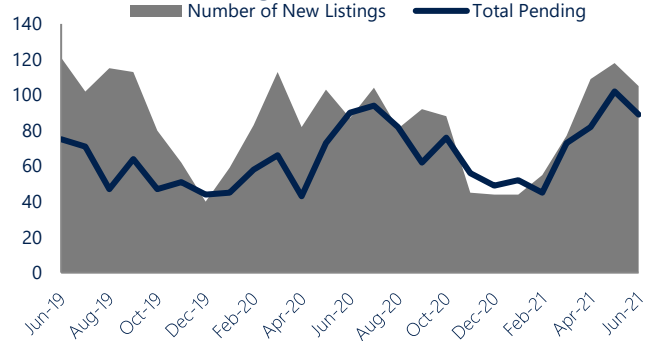
In June, there was 0.8 months of supply available in Clarksville, Woodstock, and Western Howard County, compared to 2.2 in June 2020. That is a decrease of 66% versus a year ago.

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.

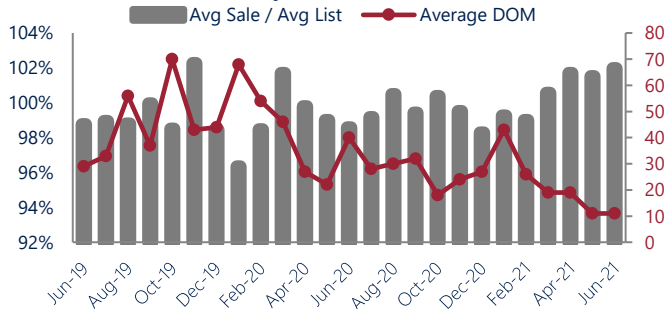
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Clarksville, Woodstock, and Western Howard County compared to 87 in June 2020, an increase of 21%. There were 89 current contracts pending sale this June compared to 90 a year ago. The number of current contracts is 1% lower 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 Clarksville, Woodstock, and Western Howard County was 102.0% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 40, a decrease of 73%.



Clarksville, Woodstock, and Western Howard County are defined as properties listed in zip code/s 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163.

*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.

