



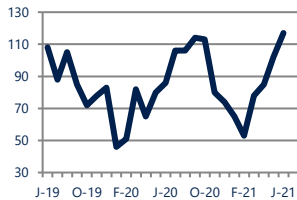
Focus On: Crofton, Crownsville, and Gambrills Housing Market

June 2021

Zip Code(s): 21114, 21032 and 21054

Units Sold

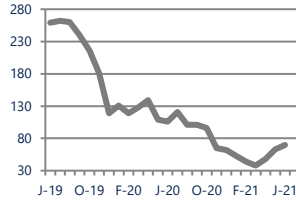
117



Up
Vs. Year Ago

Active Inventory

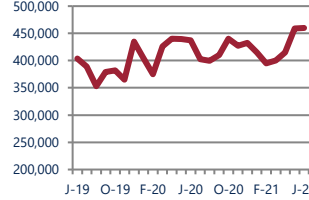
70



Down -34%
Vs. Year Ago

Median Sale Price

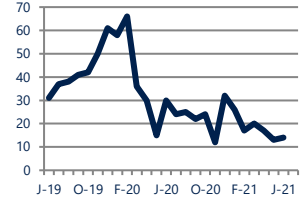
\$459,900



Up 5%
Vs. Year Ago

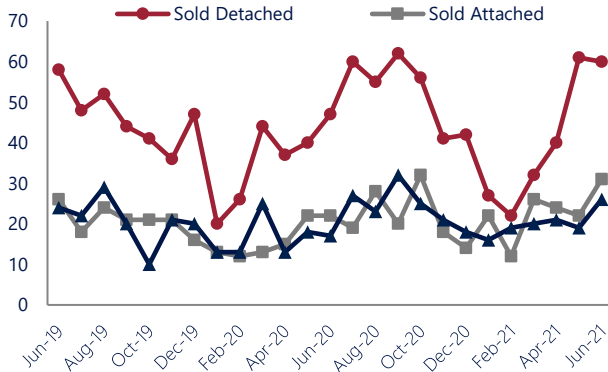
Days On Market

14



Down -53%
Vs. Year Ago

Units Sold*



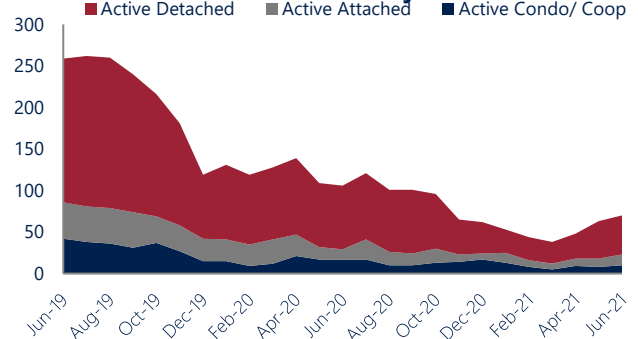
Units Sold

There was an increase in total units sold in June, with 117 sold this month in Crofton, Crownsville, and Gambrills. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 34%. The total number of active inventory this June was 70 compared to 106 in June 2020. This month's total of 70 is higher than the previous month's total supply of available inventory of 63, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$437,500. This June, the median sale price was \$459,900, an increase of 5% or \$22,400 compared to last year. The current median sold price is approximately the same as the median price in May.

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

Crofton, Crownsville, and Gambrills are defined as properties listed in zip code/s 21114, 21032 and 21054.

*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.

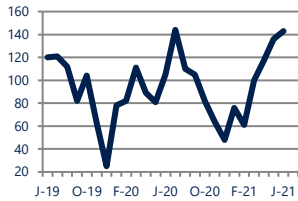




Zip Code(s): 21114, 21032 and 21054

New Listings

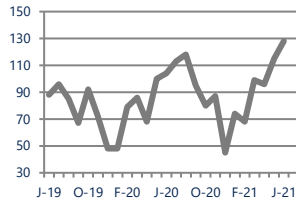
143



Up 36%
Vs. Year Ago

Current Contracts

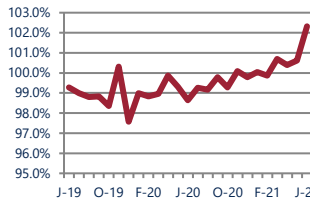
128



Up 23%
Vs. Year Ago

Sold Vs. List Price

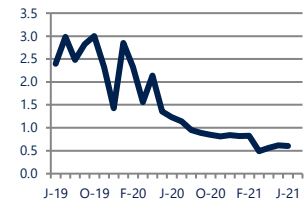
102.3%



Up 3.7%
Vs. Year Ago

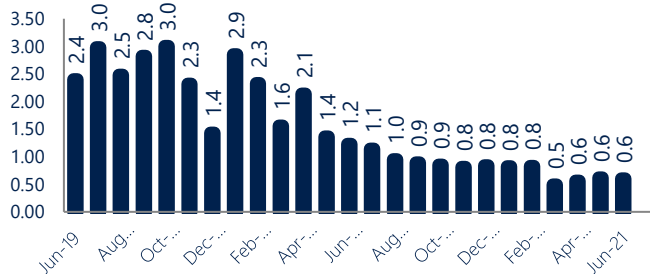
Months of Supply

0.6



Down -51%
Vs. Year Ago

Months of Supply



Months of Supply

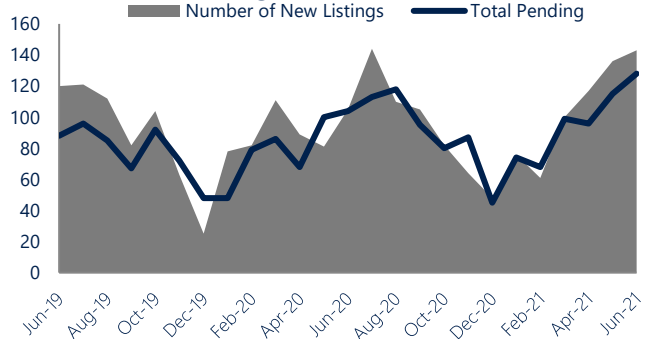
In June, there was 0.6 months of supply available in Crofton, Crownsville, and Gambrills, compared to 1.2 in June 2020. That is a decrease of 51% versus a year ago.

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.

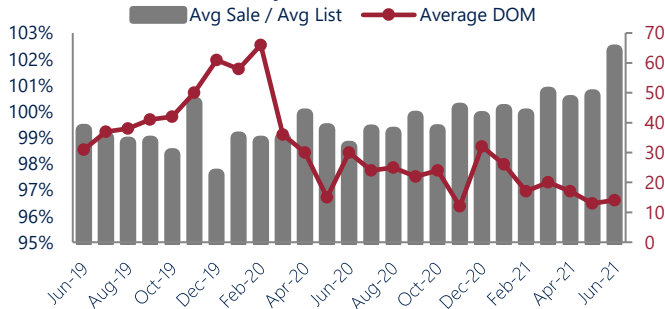
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 105 in June 2020, an increase of 36%. There were 128 current contracts pending sale this June compared to 104 a year ago. The number of current contracts is 23% 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 Crofton, Crownsville, and Gambrills was 102.3% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 30, a decrease of 53%.



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