



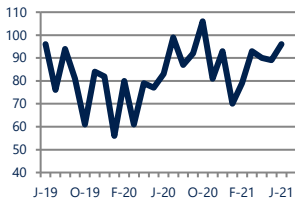
Focus On: Dundalk and Sparrows Point Housing Market

June 2021

Zip Code(s): 21222, 21219 and 21052

Units Sold

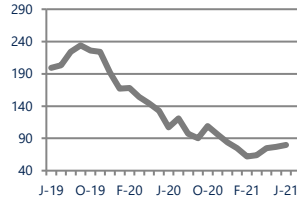
96



Up 16%
Vs. Year Ago

Active Inventory

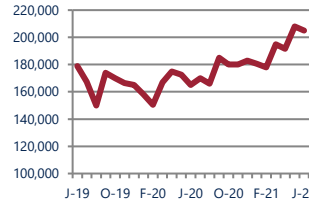
80



Down -25%
Vs. Year Ago

Median Sale Price

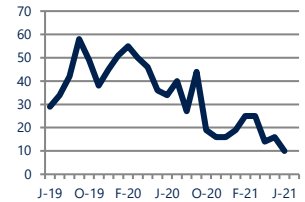
\$205,000



Up 24%
Vs. Year Ago

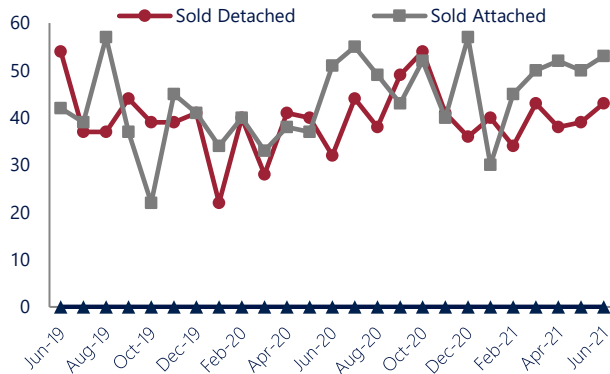
Days On Market

10



Down -71%
Vs. Year Ago

Units Sold*



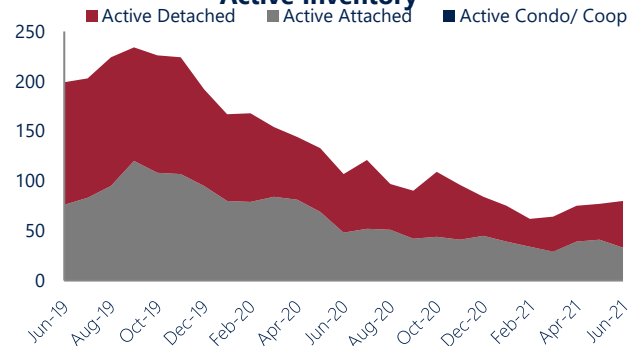
Units Sold

There was an increase in total units sold in June, with 96 sold this month in Dundalk and Sparrows Point versus 89 last month, an increase of 8%. 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 27 units or 25%. The total number of active inventory this June was 80 compared to 107 in June 2020. This month's total of 80 is higher than the previous month's total supply of available inventory of 77, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Dundalk and Sparrows Point Homes was \$165,000. This June, the median sale price was \$205,000, an increase of 24% or \$40,000 compared to last year. The current median sold price is 1% 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.

Dundalk and Sparrows Point are defined as properties listed in zip code/s 21222, 21219 and 21052.

*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.





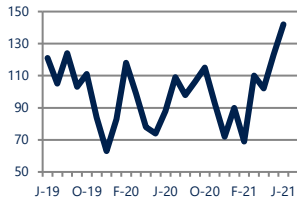
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June 2021

Zip Code(s): 21222, 21219 and 21052

New Listings

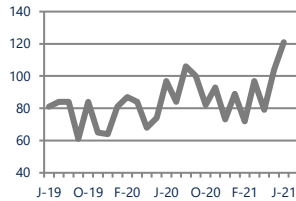
142



Up 61%
Vs. Year Ago

Current Contracts

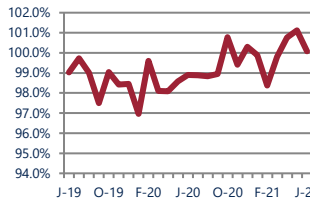
121



Up 25%
Vs. Year Ago

Sold Vs. List Price

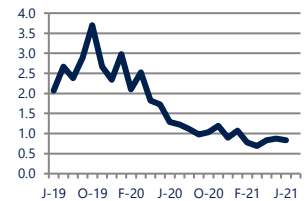
100.1%



Up 1.2%
Vs. Year Ago

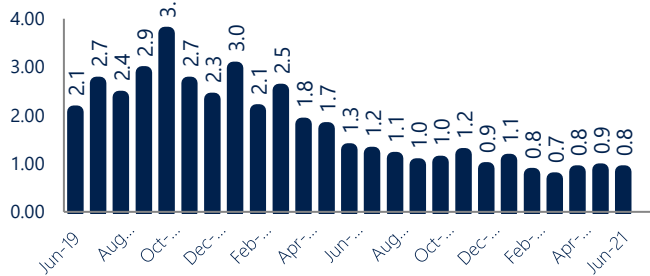
Months of Supply

0.8



Down -36%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

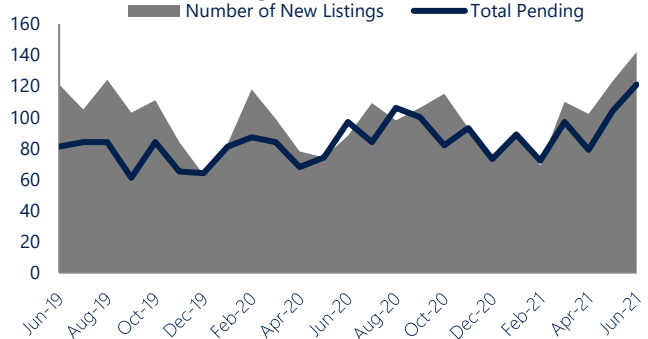
This month there were 142 homes newly listed for sale in Dundalk and Sparrows Point compared to 88 in June 2020, an increase of 61%. There were 121 current contracts pending sale this June compared to 97 a year ago. The number of current contracts is 25% higher than last June.

Months of Supply

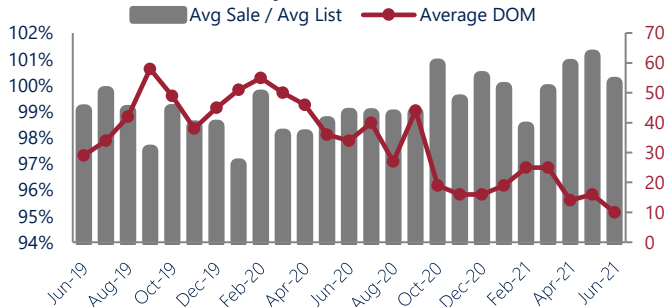
In June, there was 0.8 months of supply available in Dundalk and Sparrows Point, compared to 1.3 in June 2020. That is a decrease of 35% versus a year ago.

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 Dundalk and Sparrows Point was 100.1% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 34, a decrease of 71%.



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