



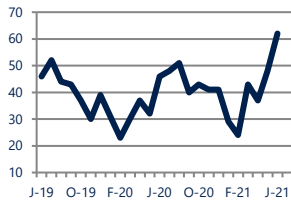
Focus On: Elkridge Housing Market

June 2021

Zip Code(s): 21075

Units Sold

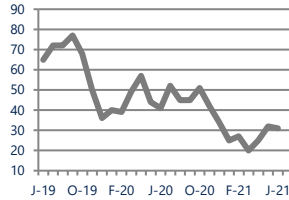
62



Up 35%
Vs. Year Ago

Active Inventory

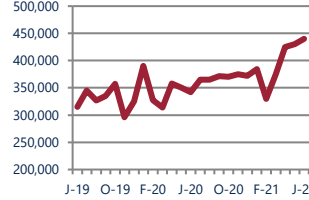
31



Down -24%
Vs. Year Ago

Median Sale Price

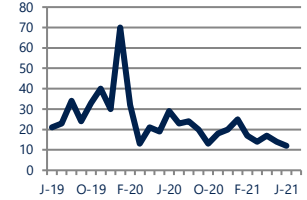
\$440,000



Up 29%
Vs. Year Ago

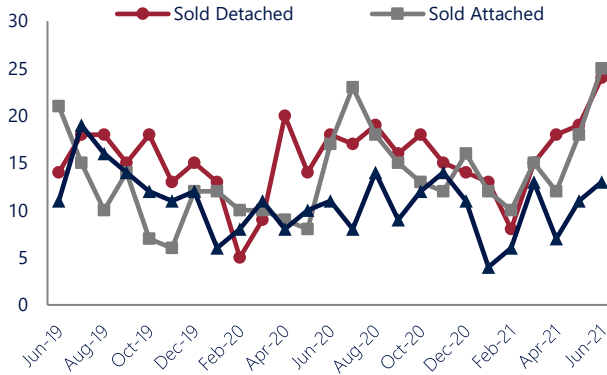
Days On Market

12



Down -59%
Vs. Year Ago

Units Sold*



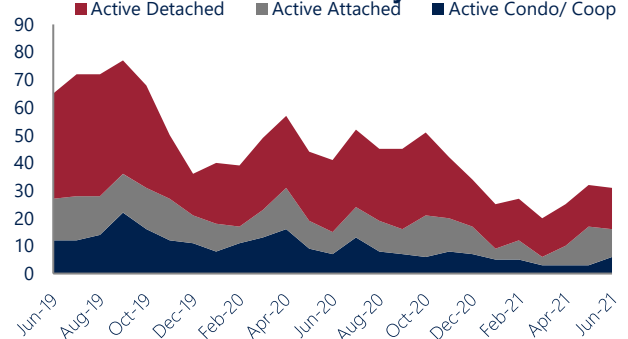
Units Sold

There was an increase in total units sold in June, with 62 sold this month in Elkridge versus 48 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 35% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 24%. The total number of active inventory this June was 31 compared to 41 in June 2020. This month's total of 31 is lower than the previous month's total supply of available inventory of 32, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Elkridge Homes was \$342,000. This June, the median sale price was \$440,000, an increase of \$98,000 compared to last year. The current median sold price is 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.

Elkridge are defined as properties listed in zip code/s 21075.

*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.





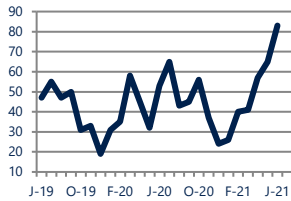
Focus On: Elkridge Housing Market

June 2021

Zip Code(s): 21075

New Listings

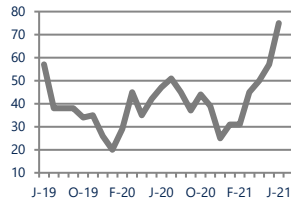
83



Up 57%
Vs. Year Ago

Current Contracts

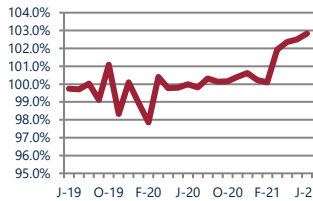
75



Up 60%
Vs. Year Ago

Sold Vs. List Price

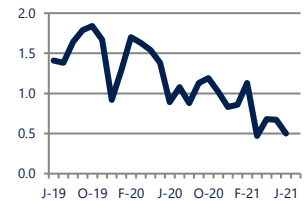
102.8%



Up 2.8%
Vs. Year Ago

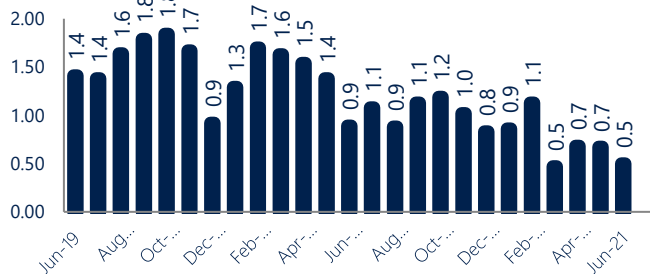
Months of Supply

0.5



Down -44%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

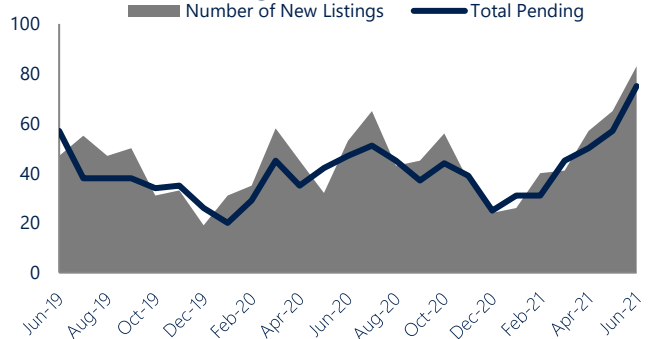
This month there were 83 homes newly listed for sale in Elkridge compared to 53 in June 2020, an increase of 57%. There were 75 current contracts pending sale this June compared to 47 a year ago. The number of current contracts is 60% higher than last June.

Months of Supply

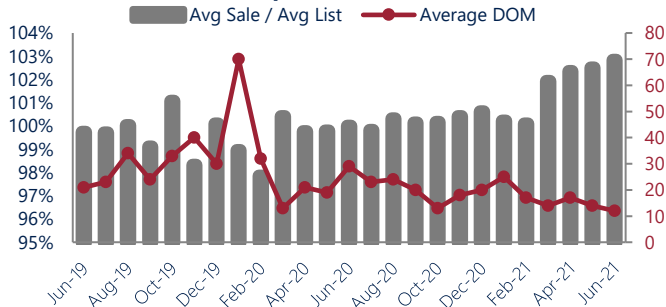
In June, there was 0.5 months of supply available in Elkridge, compared to 0.9 in June 2020. That is a decrease of 44% versus a year ago.

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 Elkridge was 102.8% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 29, a decrease of 59%.

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