



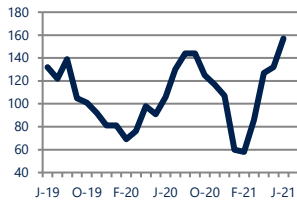
Focus On: Ellicott City Housing Market

June 2021

Zip Code(s): 21042 and 21043

Units Sold

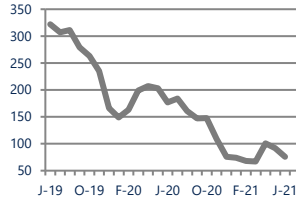
157



Up
Vs. Year Ago

Active Inventory

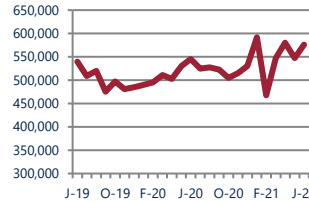
76



Down -57%
Vs. Year Ago

Median Sale Price

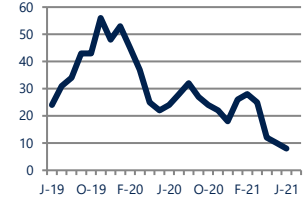
\$576,000



Up 6%
Vs. Year Ago

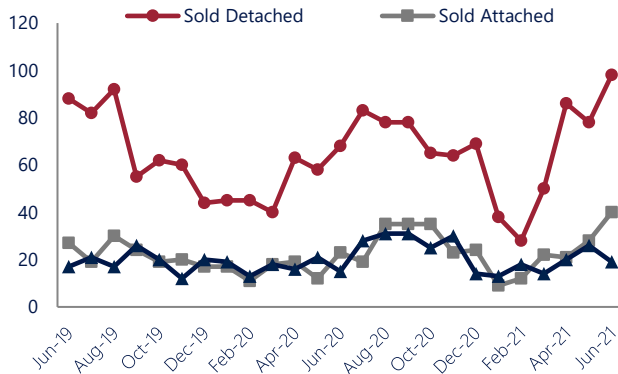
Days On Market

8



Down -67%
Vs. Year Ago

Units Sold*



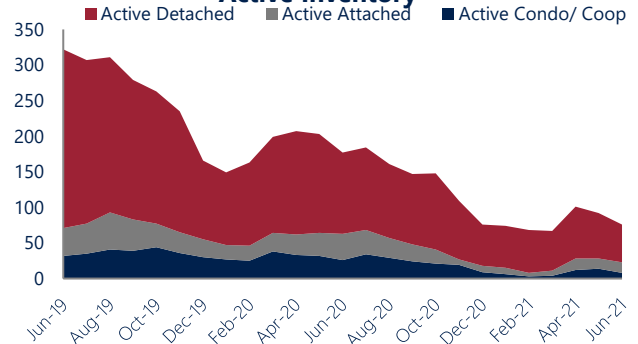
Units Sold

There was an increase in total units sold in June, with 157 sold this month in Ellicott City. 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 101 units or 57%. The total number of active inventory this June was 76 compared to 177 in June 2020. This month's total of 76 is lower than the previous month's total supply of available inventory of 92, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Ellicott City Homes was \$545,000. This June, the median sale price was \$576,000, an increase of 6% or \$31,000 compared to last year. The current median sold price is 5% 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.

Ellicott City are defined as properties listed in zip code/s 21042 and 21043.

*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.





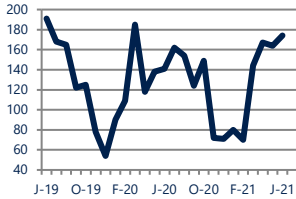
Focus On: Ellicott City Housing Market

June 2021

Zip Code(s): 21042 and 21043

New Listings

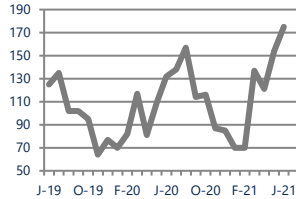
174



Up 23%
Vs. Year Ago

Current Contracts

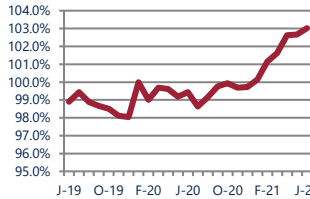
175



Up 33%
Vs. Year Ago

Sold Vs. List Price

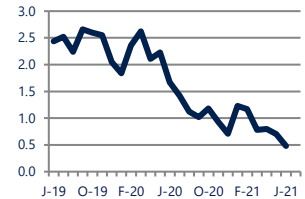
103.0%



Up 3.6%
Vs. Year Ago

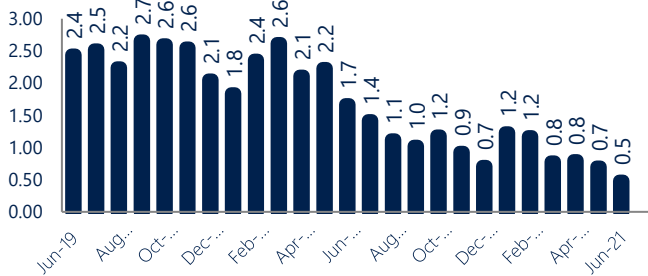
Months of Supply

0.5



Down -71%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

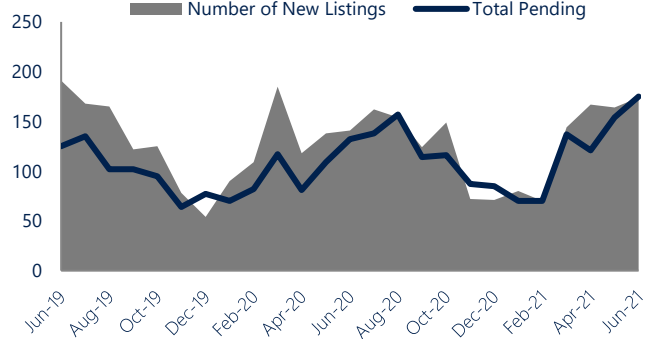
This month there were 174 homes newly listed for sale in Ellicott City compared to 141 in June 2020, an increase of 23%. There were 175 current contracts pending sale this June compared to 132 a year ago. The number of current contracts is 33% higher than last June.

Months of Supply

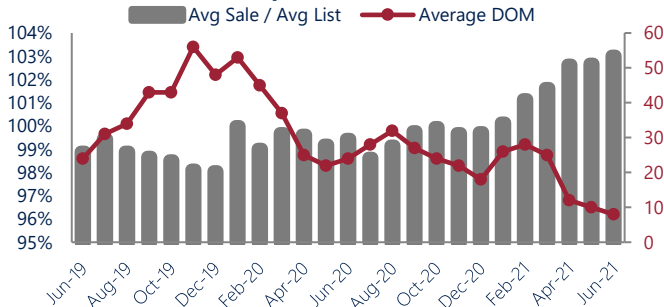
In June, there was 0.5 months of supply available in Ellicott City, compared to 1.7 in June 2020. That is a decrease of 71% versus a year ago.

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 Ellicott City was 103.0% of the average list price, which is 3.6% 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 24, a decrease of 67%.



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