



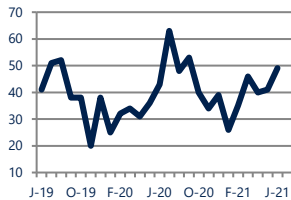
Focus On: Fallston and Joppa Housing Market

June 2021

Zip Code(s): 21047 and 21085

Units Sold

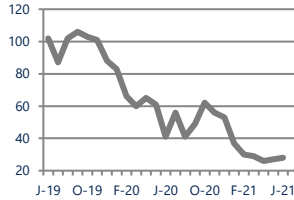
49



Up 14%
Vs. Year Ago

Active Inventory

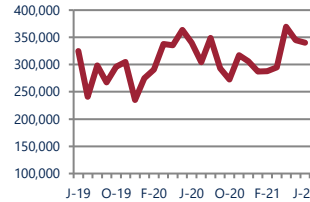
28



Down -32%
Vs. Year Ago

Median Sale Price

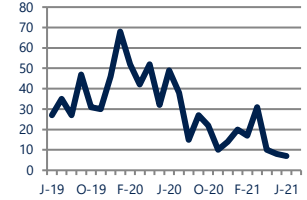
\$340,000



No Change
Vs. Year Ago

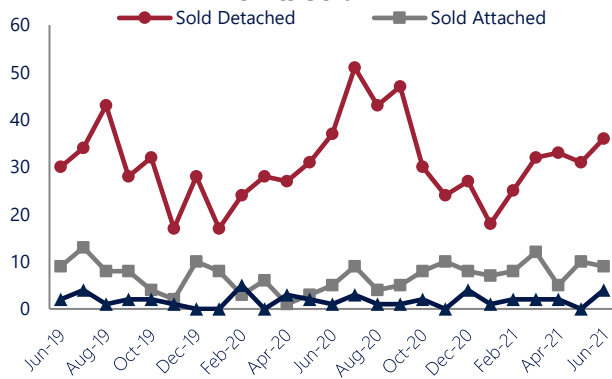
Days On Market

7



Down -86%
Vs. Year Ago

Units Sold*



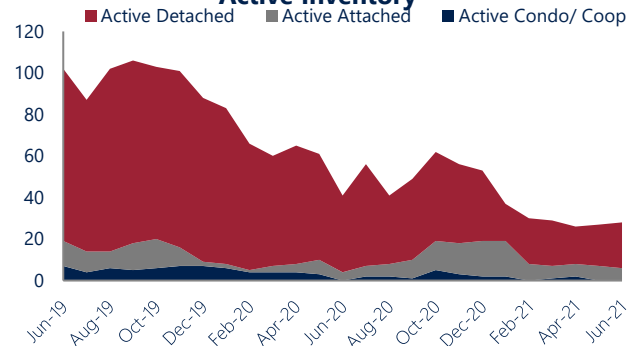
Units Sold

There was an increase in total units sold in June, with 49 sold this month in Fallston and Joppa versus 41 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 14% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 32%. The total number of active inventory this June was 28 compared to 41 in June 2020. This month's total of 28 is higher than the previous month's total supply of available inventory of 27, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Fallston and Joppa Homes was \$340,000. This June, the median sale price was \$340,000, which is similar compared to a year ago. The current median sold price is 1% 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.

Fallston and Joppa are defined as properties listed in zip code/s 21047 and 21085.

*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.





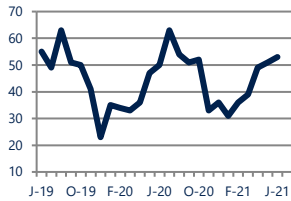
Focus On: Fallston and Joppa Housing Market

June 2021

Zip Code(s): 21047 and 21085

New Listings

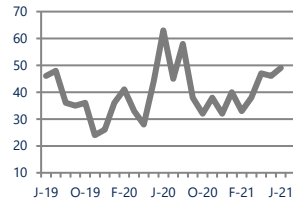
53



Up 6%
Vs. Year Ago

Current Contracts

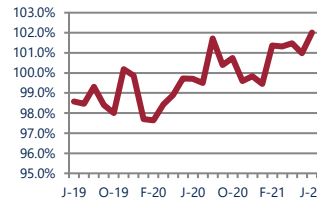
49



Down -22%
Vs. Year Ago

Sold Vs. List Price

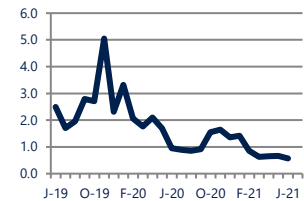
102.0%



Up 2.3%
Vs. Year Ago

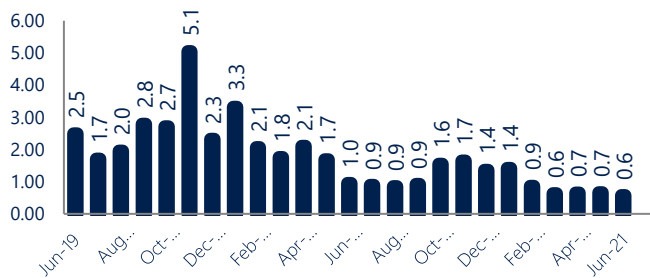
Months of Supply

0.6



Down -40%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

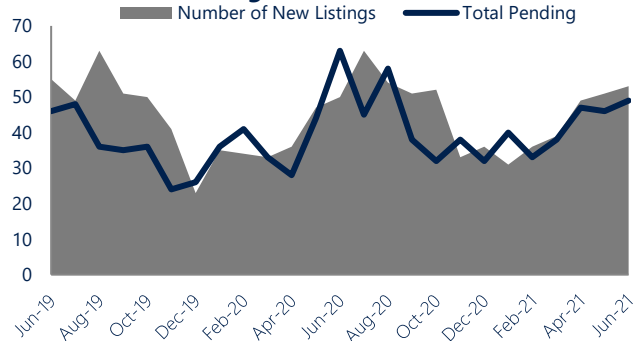
This month there were 53 homes newly listed for sale in Fallston and Joppa compared to 50 in June 2020, an increase of 6%. There were 49 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 22% lower than last June.

Months of Supply

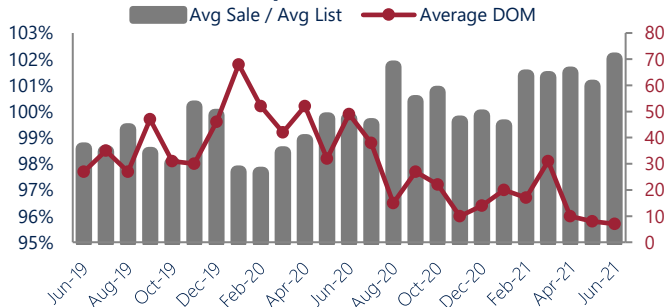
In June, there was 0.6 months of supply available in Fallston and Joppa, compared to 1.0 in June 2020. That is a decrease of 40% versus a year ago.

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 Fallston and Joppa was 102.0% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 49, a decrease of 86%.

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