

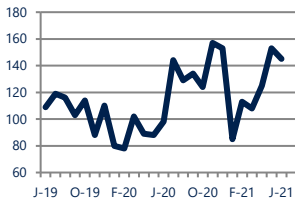


Focus On: **Germantown Housing Market**

June 2021

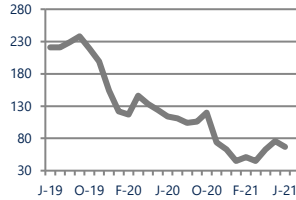
Zip Code(s): 20874 and 20876

Units Sold
145



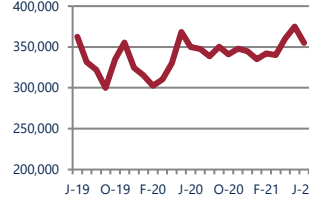
Up
Vs. Year Ago

Active Inventory
67



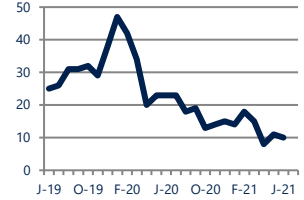
Down -41%
Vs. Year Ago

Median Sale Price
\$355,000



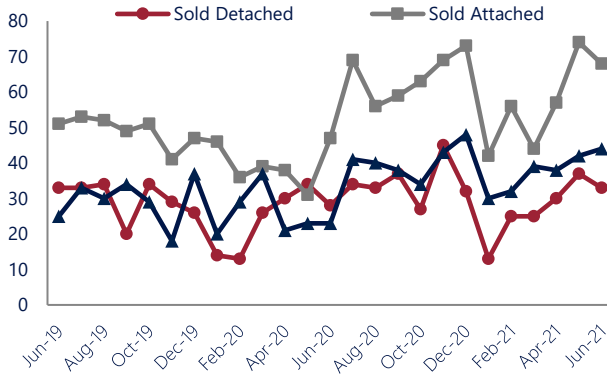
Up 1%
Vs. Year Ago

Days On Market
10



Down -57%
Vs. Year Ago

Units Sold*



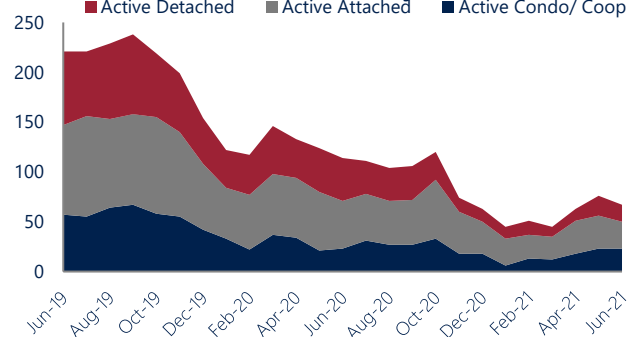
Units Sold

There was a decrease in total units sold in June, with 145 sold this month in Germantown. 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 47 units or 41%. The total number of active inventory this June was 67 compared to 114 in June 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 76, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Germantown Homes was \$350,000. This June, the median sale price was \$355,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 5% 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.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

*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.





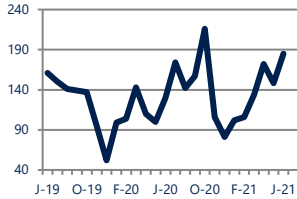
Focus On: Germantown Housing Market

June 2021

Zip Code(s): 20874 and 20876

New Listings

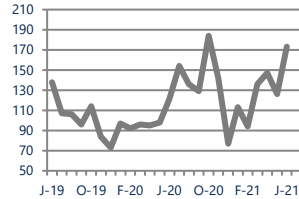
185



Up 42%
Vs. Year Ago

Current Contracts

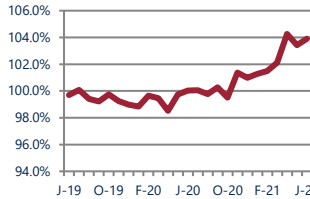
173



Up 43%
Vs. Year Ago

Sold Vs. List Price

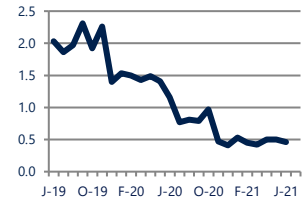
103.9%



Up 3.9%
Vs. Year Ago

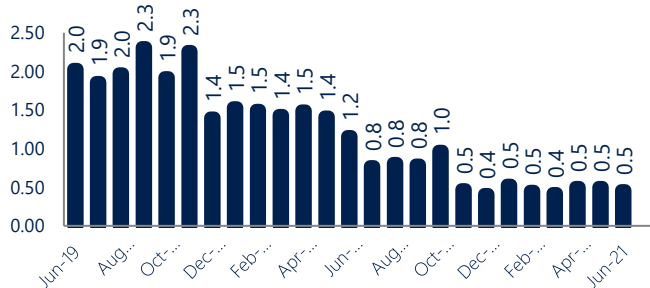
Months of Supply

0.5



Down -60%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

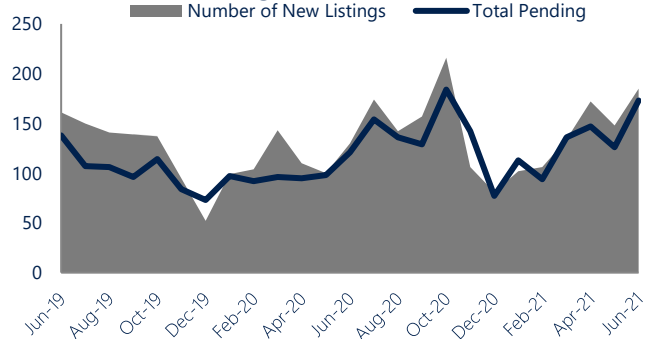
This month there were 185 homes newly listed for sale in Germantown compared to 130 in June 2020, an increase of 42%. There were 173 current contracts pending sale this June compared to 121 a year ago. The number of current contracts is 43% higher than last June.

Months of Supply

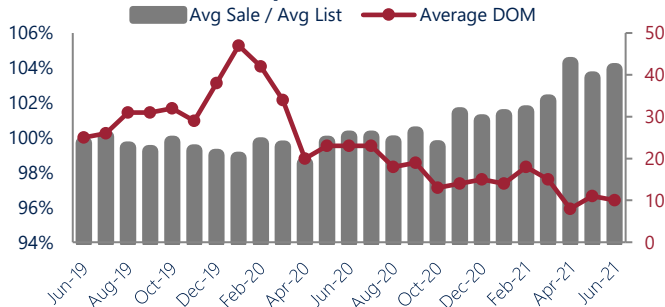
In June, there was 0.5 months of supply available in Germantown, compared to 1.2 in June 2020. That is a decrease of 60% versus a year ago.

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 Germantown was 103.9% of the average list price, which is 3.9% 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 23, a decrease of 57%.

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