



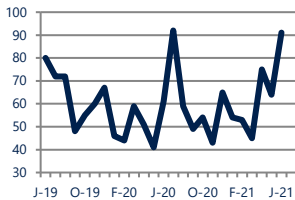
Focus On: Guilford and Charles Village Housing Market

June 2021

Zip Code(s): 21218

Units Sold

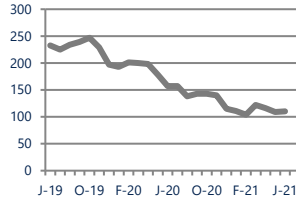
91



Up
Vs. Year Ago

Active Inventory

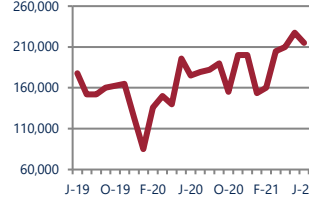
110



Down -30%
Vs. Year Ago

Median Sale Price

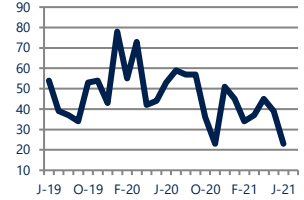
\$215,000



Up 23%
Vs. Year Ago

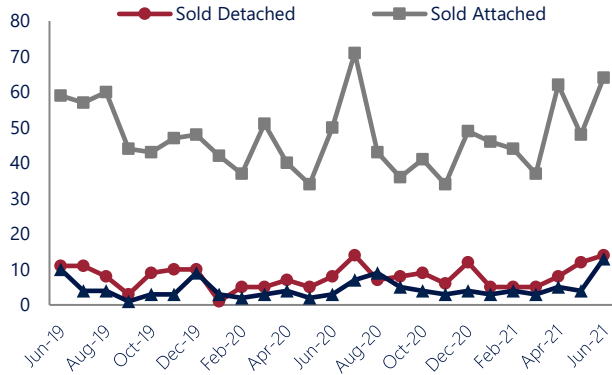
Days On Market

23



Down -57%
Vs. Year Ago

Units Sold*



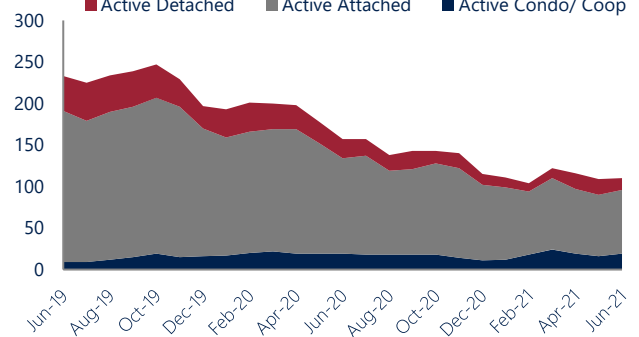
Units Sold

There was an increase in total units sold in June, with 91 sold this month in Guilford and Charles Village. This month's total units sold was higher than at this time last year.

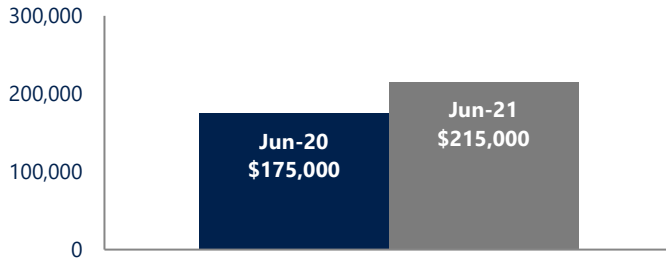
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 30%. The total number of active inventory this June was 110 compared to 157 in June 2020. This month's total of 110 is higher than the previous month's total supply of available inventory of 109, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Guilford and Charles Village Homes was \$175,000. This June, the median sale price was \$215,000, an increase of 23% or \$40,000 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.

Guilford and Charles Village are defined as properties listed in zip code/s 21218.

*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.





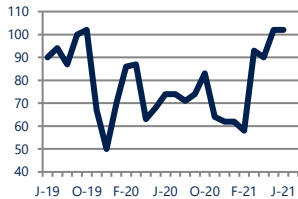
Focus On: **Guilford and Charles Village Housing Market**

June 2021

Zip Code(s): 21218

New Listings

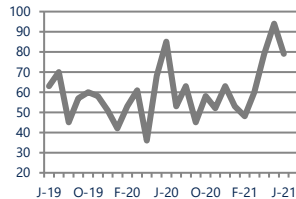
102



Up 38%
Vs. Year Ago

Current Contracts

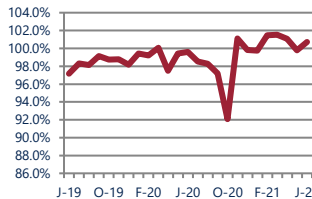
79



Down -7%
Vs. Year Ago

Sold Vs. List Price

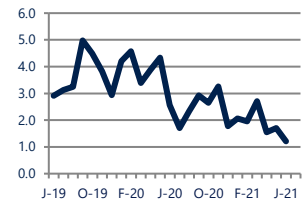
100.7%



Up 1.1%
Vs. Year Ago

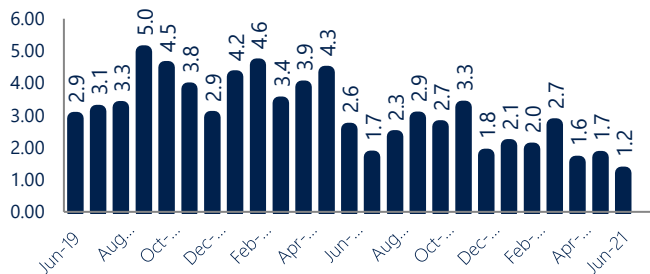
Months of Supply

1.2



Down -53%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

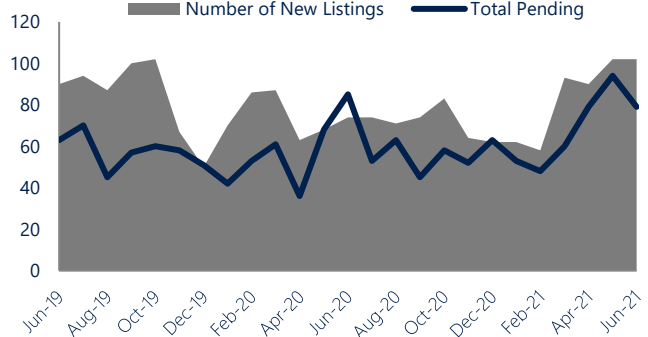
This month there were 102 homes newly listed for sale in Guilford and Charles Village compared to 74 in June 2020, an increase of 38%. There were 79 current contracts pending sale this June compared to 85 a year ago. The number of current contracts is 7% lower than last June.

Months of Supply

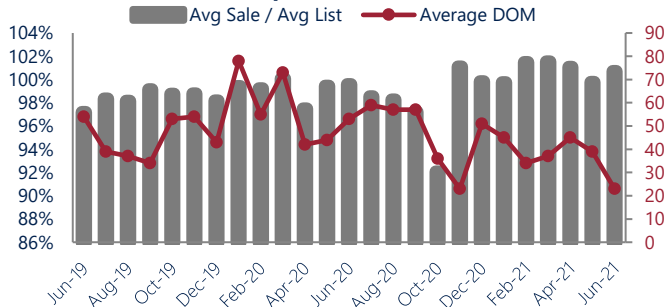
In June, there was 1.2 months of supply available in Guilford and Charles Village, compared to 2.6 in June 2020. That is a decrease of 53% versus a year ago.

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 Guilford and Charles Village was 100.7% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 53, a decrease of 57%.



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