



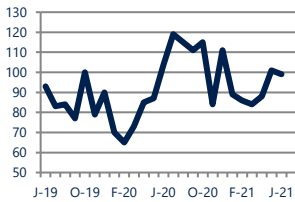
**Focus On: Hamilton, Lauraville, Raspeburg Housing Market**

June 2021

Zip Code(s): 21206 and 21214

**Units Sold**

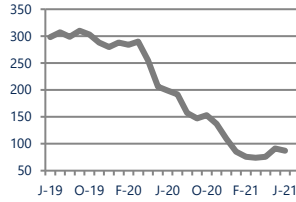
99



**Down -5%**  
Vs. Year Ago

**Active Inventory**

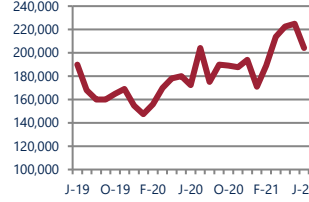
87



**Down -56%**  
Vs. Year Ago

**Median Sale Price**

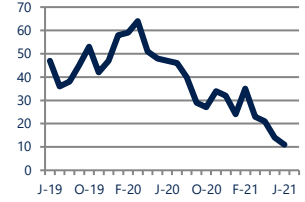
\$204,000



**Up 18%**  
Vs. Year Ago

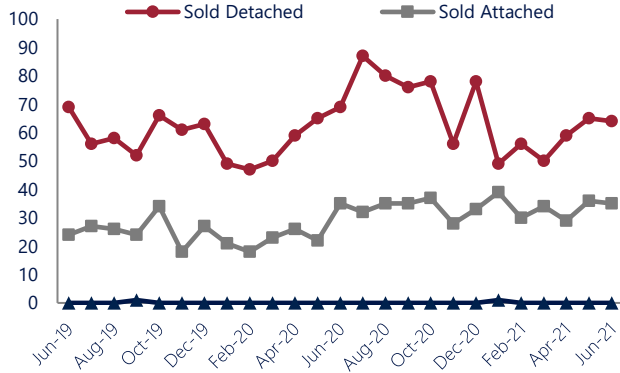
**Days On Market**

11



**Down -77%**  
Vs. Year Ago

**Units Sold\***



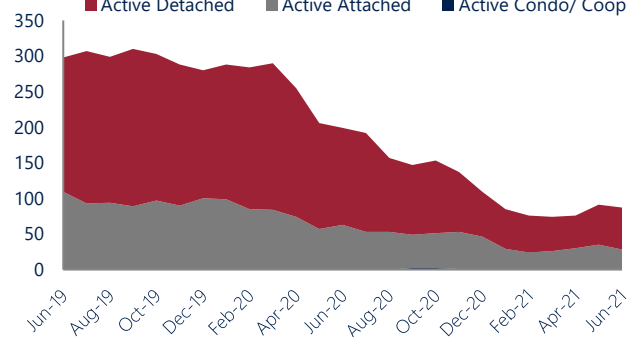
**Units Sold**

There was a decrease in total units sold in June, with 99 sold this month in Hamilton, Lauraville, Raspeburg versus 101 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 5% versus June 2020.

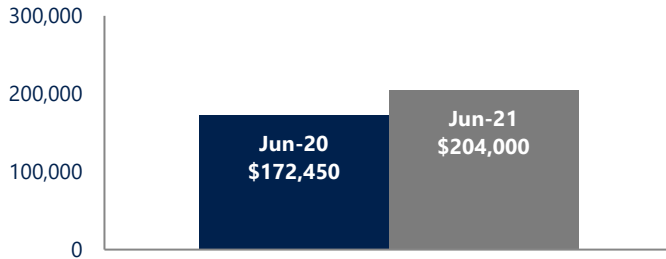
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 112 units or 56%. The total number of active inventory this June was 87 compared to 199 in June 2020. This month's total of 87 is lower than the previous month's total supply of available inventory of 91, a decrease of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Hamilton, Lauraville, Raspeburg Homes was \$172,450. This June, the median sale price was \$204,000, an increase of 18% or \$31,550 compared to last year. The current median sold price is 9% 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.

Hamilton, Lauraville, Raspeburg are defined as properties listed in zip code/s 21206 and 21214.

\*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.

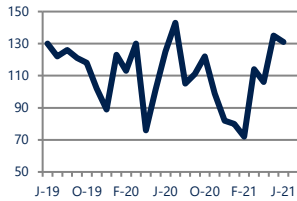




Zip Code(s): 21206 and 21214

### New Listings

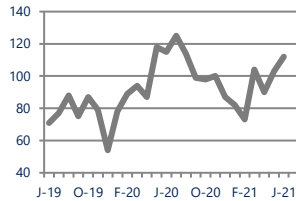
131



**Up 5%**  
Vs. Year Ago

### Current Contracts

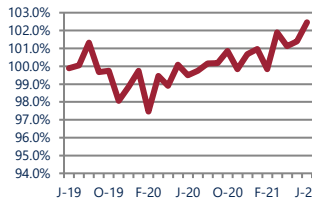
112



**Down -3%**  
Vs. Year Ago

### Sold Vs. List Price

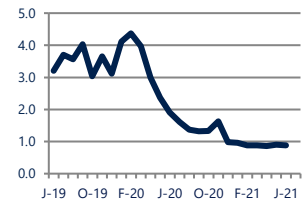
102.5%



**Up 3%**  
Vs. Year Ago

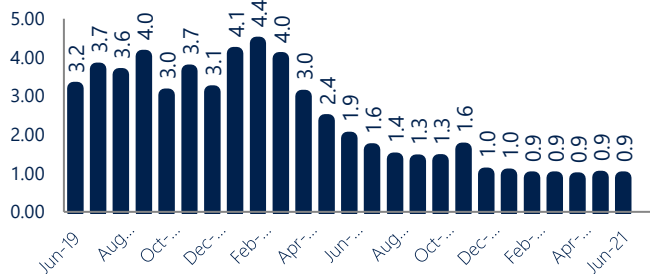
### Months of Supply

0.9



**Down -54%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

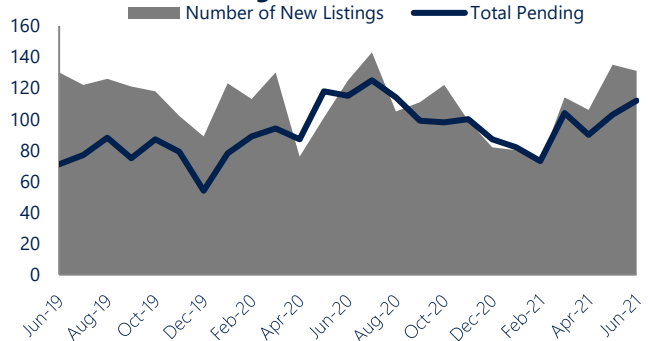
In June, there was 0.9 months of supply available in Hamilton, Lauraville, Raspeburg, compared to 1.9 in June 2020. That is a decrease of 54% versus a year ago.

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.

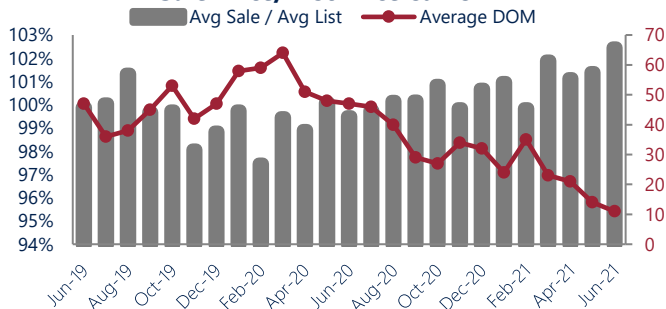
### New Listings & Current Contracts

This month there were 131 homes newly listed for sale in Hamilton, Lauraville, Raspeburg compared to 125 in June 2020, an increase of 5%. There were 112 current contracts pending sale this June compared to 115 a year ago. The number of current contracts is 3% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Hamilton, Lauraville, Raspeburg was 102.5% of the average list price, which is 3.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 47, a decrease of 77%.

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