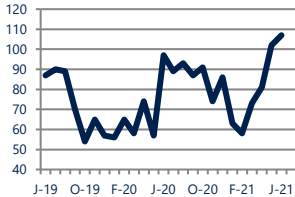




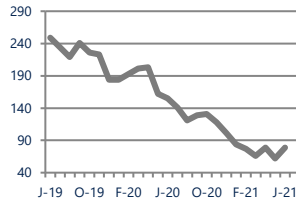
Zip Code(s): 21212 and 21239

Units Sold 107



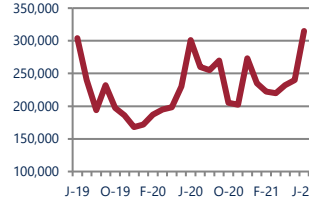
Up 10%
Vs. Year Ago

Active Inventory 79



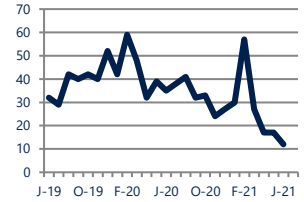
Down -49%
Vs. Year Ago

Median Sale Price \$315,000



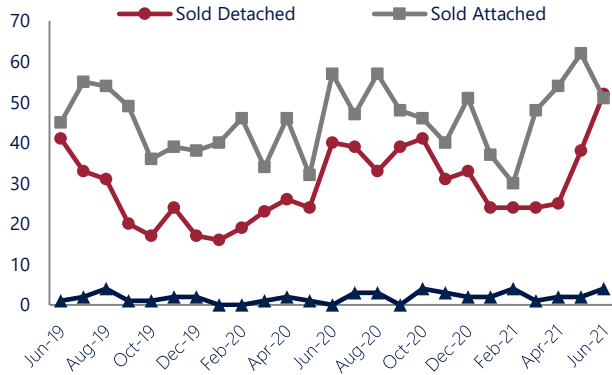
Up 5%
Vs. Year Ago

Days On Market 12



Down -66%
Vs. Year Ago

Units Sold*



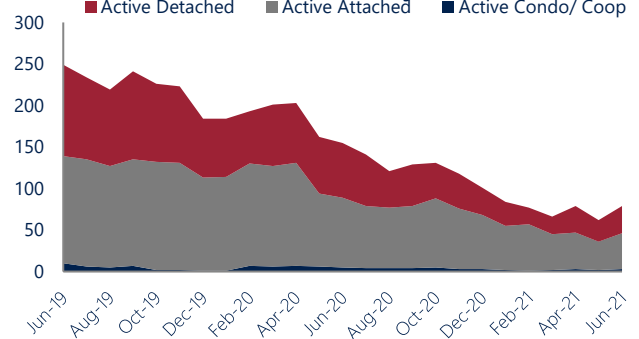
Units Sold

There was an increase in total units sold in June, with 107 sold this month in Homeland, Cedarcroft, and New Northwood versus 102 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 10% versus June 2020.

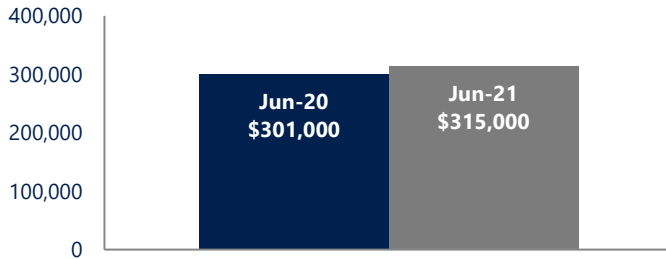
Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 49%. The total number of active inventory this June was 79 compared to 155 in June 2020. This month's total of 79 is higher than the previous month's total supply of available inventory of 62, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Homeland, Cedarcroft, and New Northwood Homes was \$301,000. This June, the median sale price was \$315,000, an increase of \$14,000 compared to last year. The current median sold price is 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.

Homeland, Cedarcroft, and New Northwood are defined as properties listed in zip code/s 21212 and 21239.

*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.

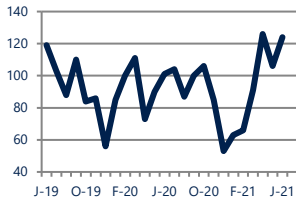




Zip Code(s): 21212 and 21239

New Listings

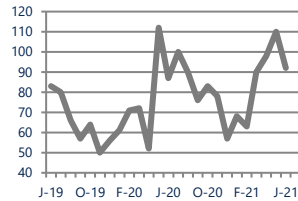
124



Up 23%
Vs. Year Ago

Current Contracts

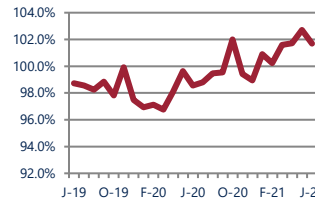
92



Up 6%
Vs. Year Ago

Sold Vs. List Price

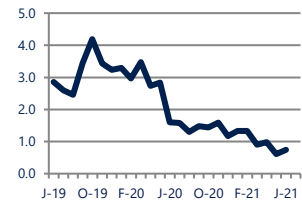
101.7%



Up 3.2%
Vs. Year Ago

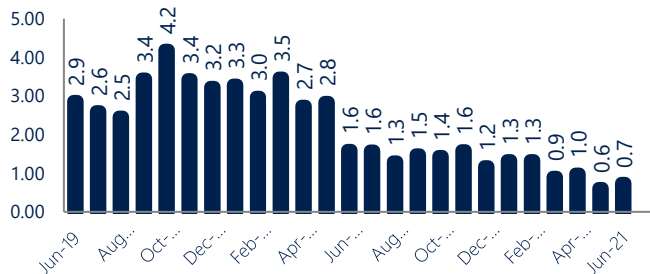
Months of Supply

0.7



Down -54%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

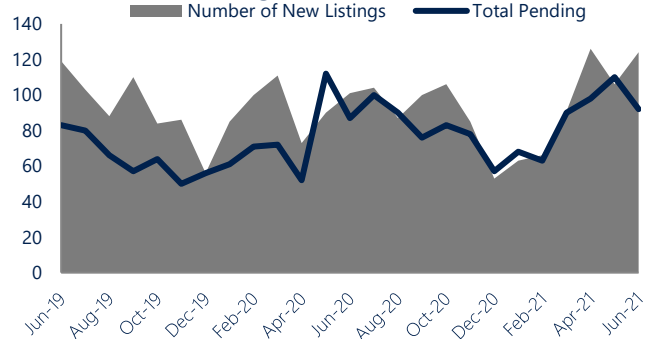
This month there were 124 homes newly listed for sale in Homeland, Cedarcroft, and New Northwood compared to 101 in June 2020, an increase of 23%. There were 92 current contracts pending sale this June compared to 87 a year ago. The number of current contracts is 6% higher than last June.

Months of Supply

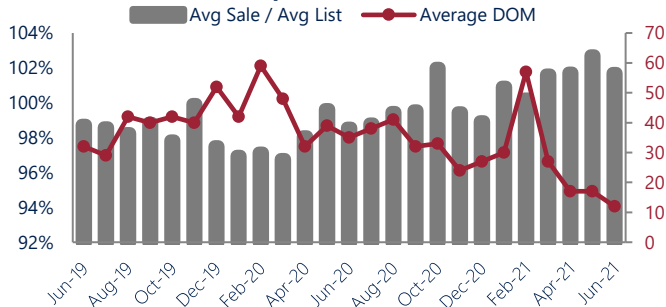
In June, there was 0.7 months of supply available in Homeland, Cedarcroft, and New Northwood, compared to 1.6 in June 2020. That is a decrease of 54% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Homeland, Cedarcroft, and New Northwood was 101.7% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 35, a decrease of 66%.



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