



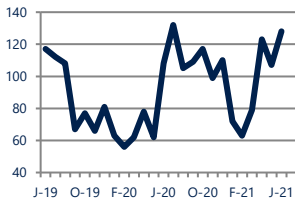
Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

June 2021

Zip Code(s): 21030, 21131 and 21093

Units Sold

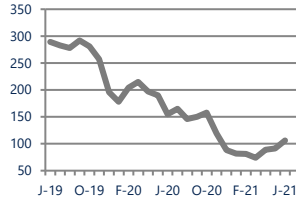
128



Up 19%
Vs. Year Ago

Active Inventory

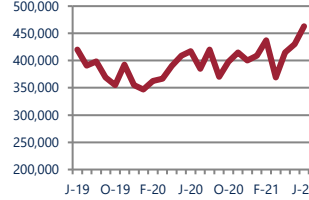
106



Down -32%
Vs. Year Ago

Median Sale Price

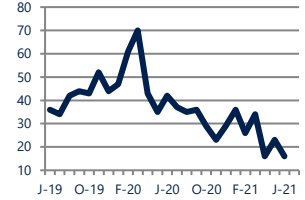
\$463,000



Up 11%
Vs. Year Ago

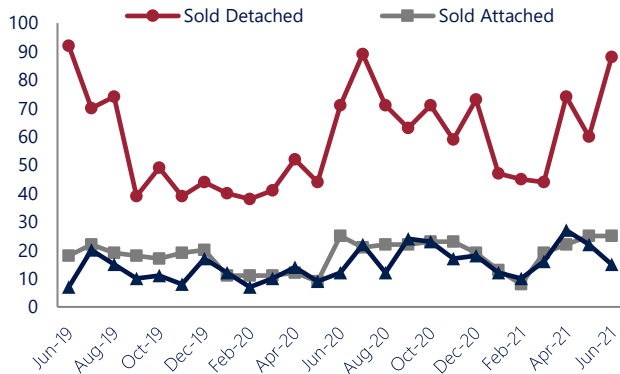
Days On Market

16



Down -62%
Vs. Year Ago

Units Sold*



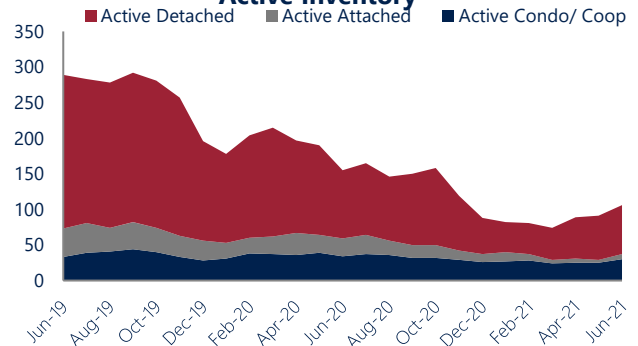
Units Sold

There was an increase in total units sold in June, with 128 sold this month in Hunt Valley, Phoenix, and Timonium versus 107 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 19% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 32%. The total number of active inventory this June was 106 compared to 155 in June 2020. This month's total of 106 is higher than the previous month's total supply of available inventory of 91, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$417,000. This June, the median sale price was \$463,000, an increase of 11% or \$46,000 compared to last year. The current median sold price is 8% 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.

Hunt Valley, Phoenix, and Timonium are defined as properties listed in zip code/s 21030, 21131 and 21093.

*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.

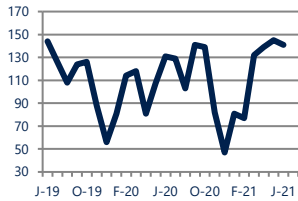




Zip Code(s): 21030, 21131 and 21093

New Listings

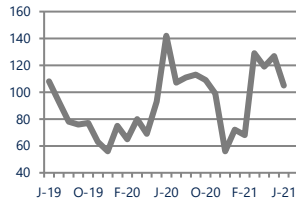
141



Up 8%
Vs. Year Ago

Current Contracts

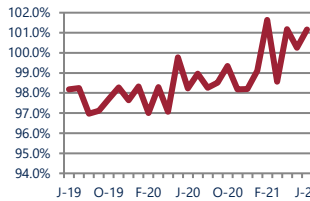
105



Down -26%
Vs. Year Ago

Sold Vs. List Price

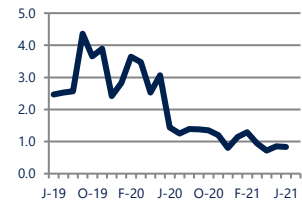
101.2%



Up 3%
Vs. Year Ago

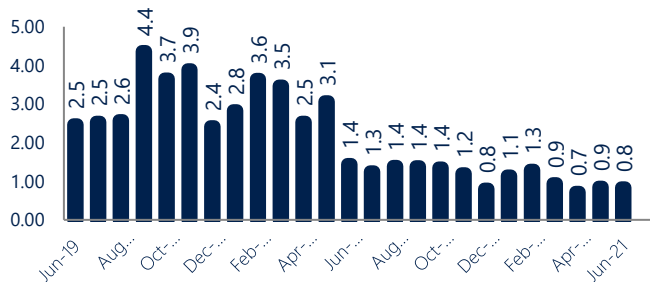
Months of Supply

0.8



Down -42%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

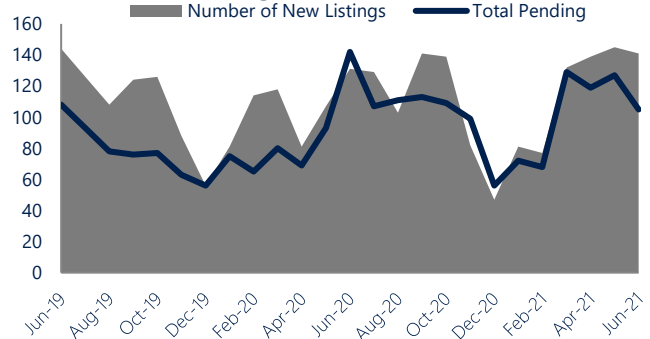
This month there were 141 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 131 in June 2020, an increase of 8%. There were 105 current contracts pending sale this June compared to 142 a year ago. The number of current contracts is 26% lower than last June.

Months of Supply

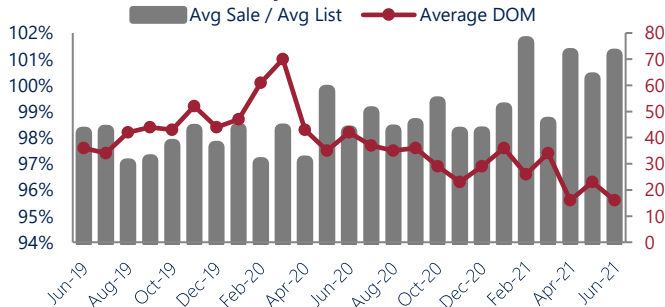
In June, there was 0.8 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 1.4 in June 2020. That is a decrease of 42% versus a year ago.

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 Hunt Valley, Phoenix, and Timonium was 101.2% of the average list price, which is 2.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 42, a decrease of 62%.



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