



# The Long & Foster Market Minute™

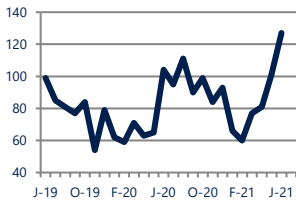
## Focus On: La Plata, Indian Head, and Bryans Road Housing Market

June 2021

Zip Code(s): 20646, 20640, 20616, 20658, 20677, 20662, 20693 and 20675

### Units Sold

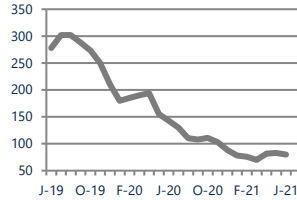
127



Up 22%  
Vs. Year Ago

### Active Inventory

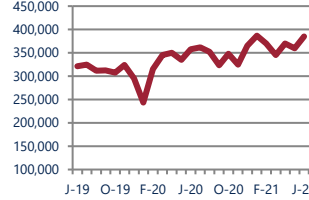
80



Down -44%  
Vs. Year Ago

### Median Sale Price

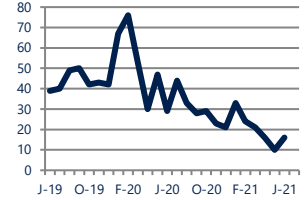
\$385,000



Up 8%  
Vs. Year Ago

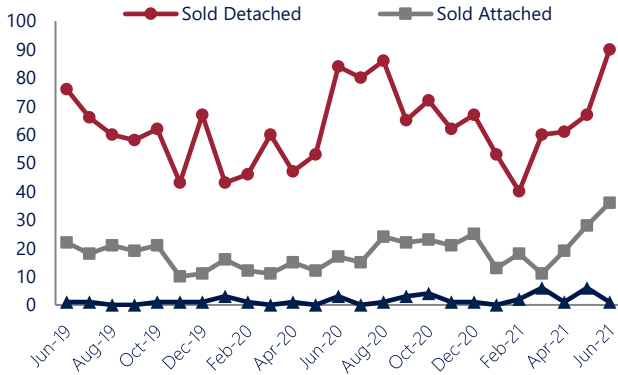
### Days On Market

16



Down -45%  
Vs. Year Ago

### Units Sold\*



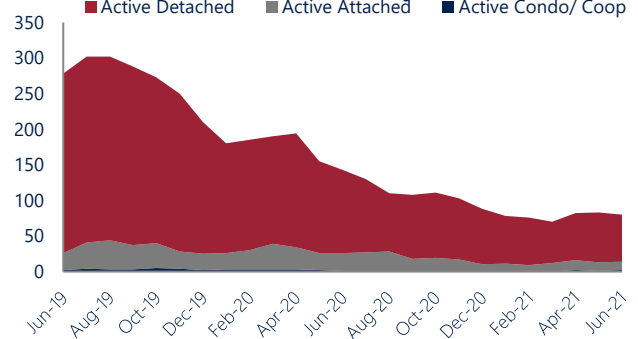
### Units Sold

There was an increase in total units sold in June, with 127 sold this month in La Plata, Indian Head, and Bryans Road versus 101 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 44%. The total number of active inventory this June was 80 compared to 143 in June 2020. This month's total of 80 is lower than the previous month's total supply of available inventory of 83, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for La Plata, Indian Head, and Bryans Road Homes was \$357,500. This June, the median sale price was \$385,000, an increase of 8% or \$27,500 compared to last year. The current median sold price is 7% 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.

La Plata, Indian Head, and Bryans Road are defined as properties listed in zip code/s 20646, 20640, 20616, 20658, 20677, 20662, 20693 and 20675.

\*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.





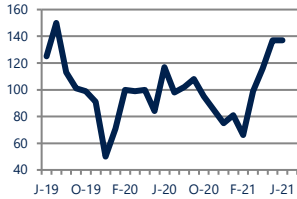
## Focus On: La Plata, Indian Head, and Bryans Road Housing Market

June 2021

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### New Listings

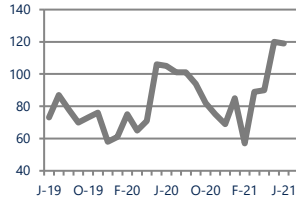
137



Up 17%  
Vs. Year Ago

### Current Contracts

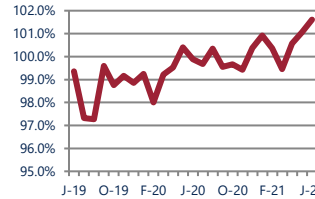
119



Up 13%  
Vs. Year Ago

### Sold Vs. List Price

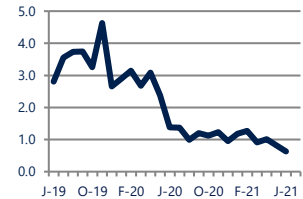
101.6%



Up 1.7%  
Vs. Year Ago

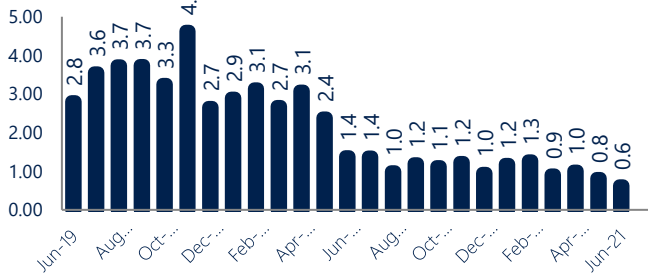
### Months of Supply

0.6



Down -54%  
Vs. Year Ago

### Months of Supply



### Months of Supply

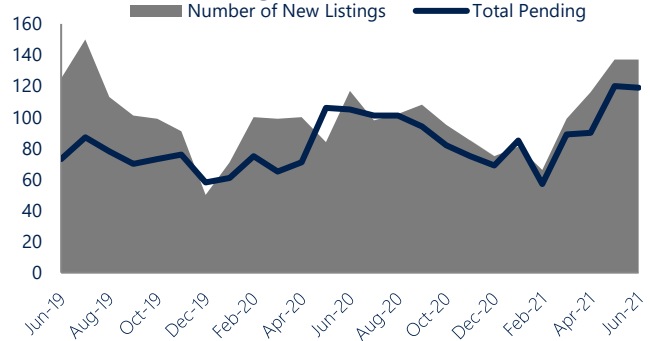
In June, there was 0.6 months of supply available in La Plata, Indian Head, and Bryans Road, compared to 1.4 in June 2020. That is a decrease of 54% versus a year ago.

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.

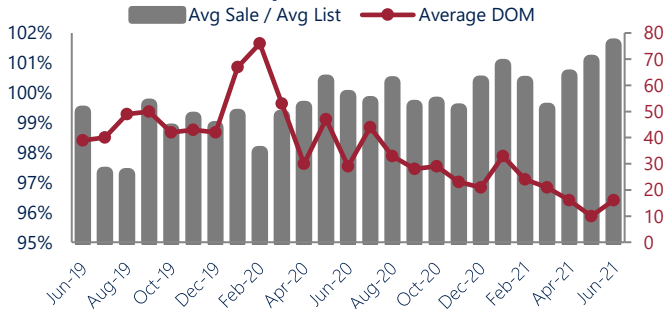
### New Listings & Current Contracts

This month there were 137 homes newly listed for sale in La Plata, Indian Head, and Bryans Road compared to 117 in June 2020, an increase of 17%. There were 119 current contracts pending sale this June compared to 105 a year ago. The number of current contracts is 13% higher 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 La Plata, Indian Head, and Bryans Road was 101.6% of the average list price, which is 1.7% 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 29, a decrease of 45%.



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