



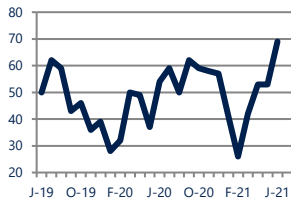
Focus On: Lusby and Solomons Island Housing Market

June 2021

Zip Code(s): 20657, 20688 and 20629

Units Sold

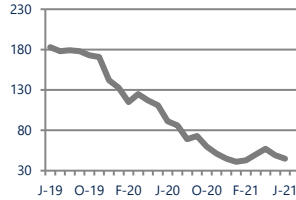
69



Up 28%
Vs. Year Ago

Active Inventory

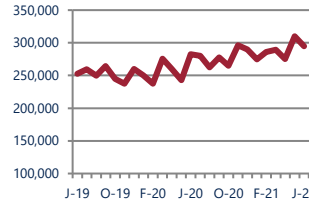
45



Down -51%
Vs. Year Ago

Median Sale Price

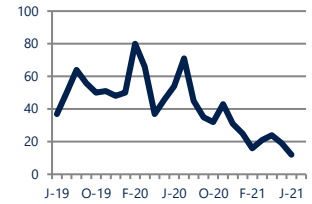
\$295,000



Up 4%
Vs. Year Ago

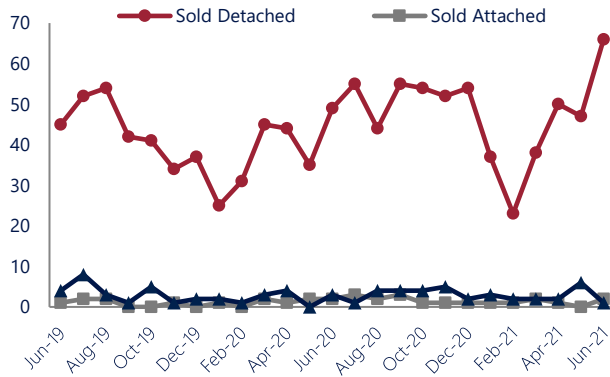
Days On Market

12



Down -78%
Vs. Year Ago

Units Sold*



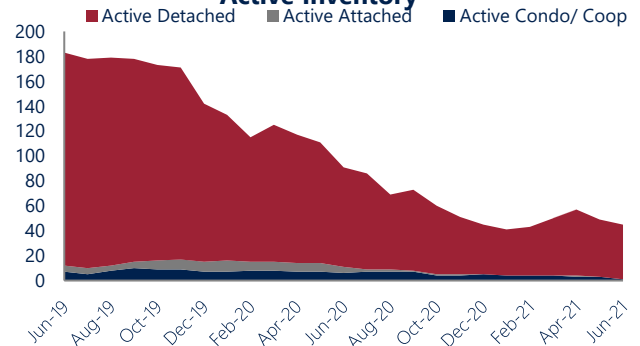
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Lusby and Solomons Island versus 53 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

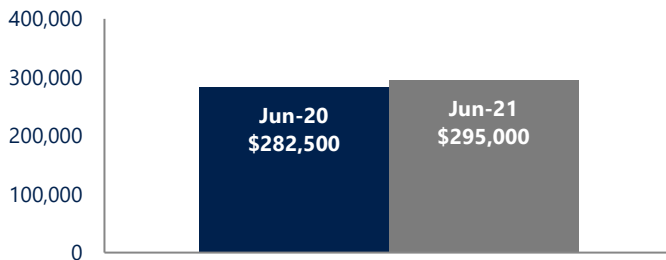
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 51%. The total number of active inventory this June was 45 compared to 91 in June 2020. This month's total of 45 is lower than the previous month's total supply of available inventory of 49, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Lusby and Solomons Island Homes was \$282,500. This June, the median sale price was \$295,000, an increase of 4% or \$12,500 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.

Lusby and Solomons Island are defined as properties listed in zip code/s 20657, 20688 and 20629.

*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.





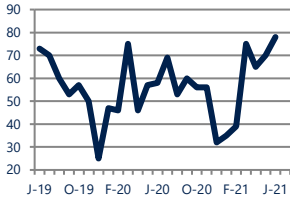
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June 2021

Zip Code(s): 20657, 20688 and 20629

New Listings

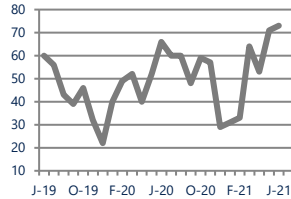
78



Up 34%
Vs. Year Ago

Current Contracts

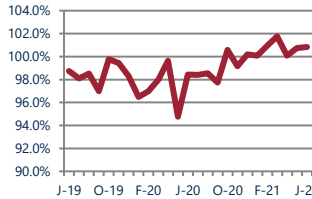
73



Up 11%
Vs. Year Ago

Sold Vs. List Price

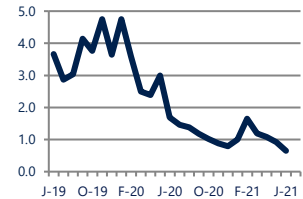
100.8%



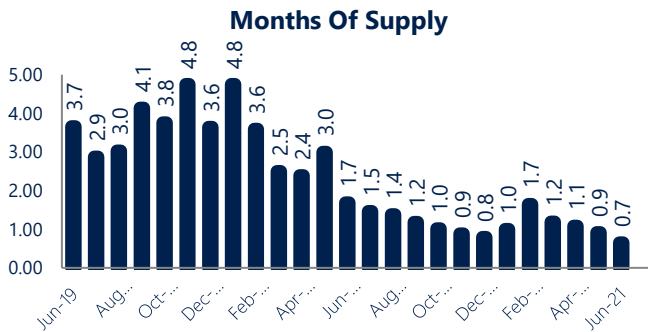
Up 2.4%
Vs. Year Ago

Months of Supply

0.7



Down -62%
Vs. Year Ago



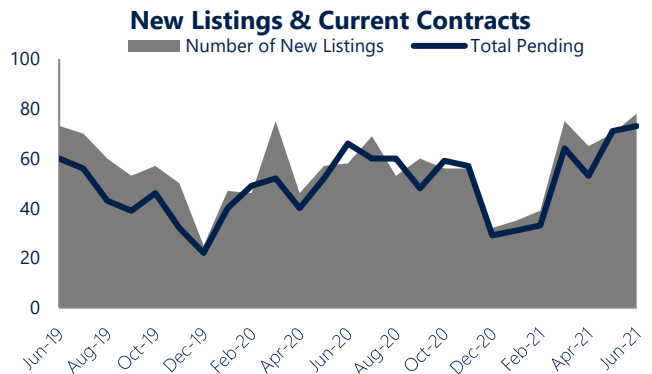
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Lusby and Solomons Island compared to 58 in June 2020, an increase of 34%. There were 73 current contracts pending sale this June compared to 66 a year ago. The number of current contracts is 11% higher than last June.

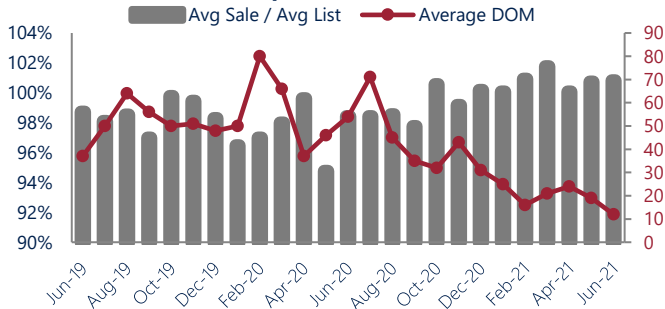
Months of Supply

In June, there was 0.7 months of supply available in Lusby and Solomons Island, compared to 1.7 in June 2020. That is a decrease of 61% 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.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Lusby and Solomons Island was 100.8% of the average list price, which is 2.4% 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 54, a decrease of 78%.



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