



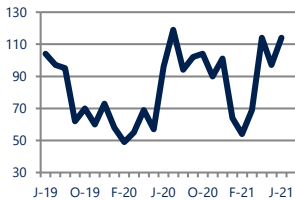
## Focus On: Lutherville, Timonium, and Cockeysville Housing Market

June 2021

Zip Code(s): 21093, 21030 and 21022

### Units Sold

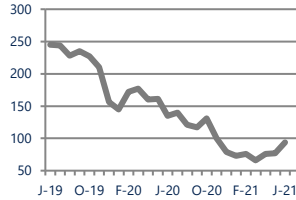
114



Up 19%  
Vs. Year Ago

### Active Inventory

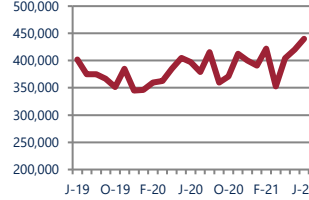
94



Down -30%  
Vs. Year Ago

### Median Sale Price

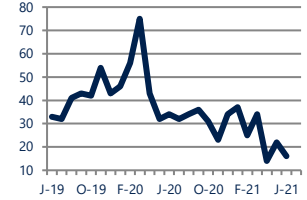
\$440,000



Up 11%  
Vs. Year Ago

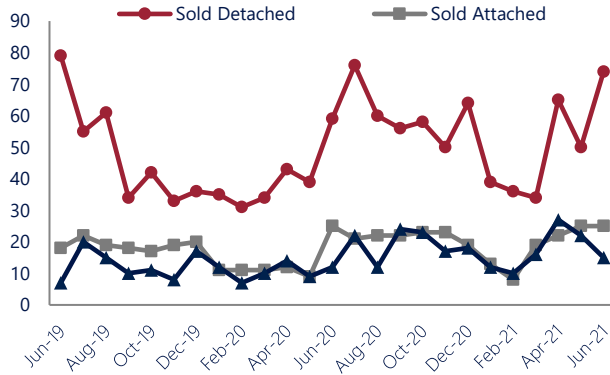
### Days On Market

16



Down -53%  
Vs. Year Ago

### Units Sold\*



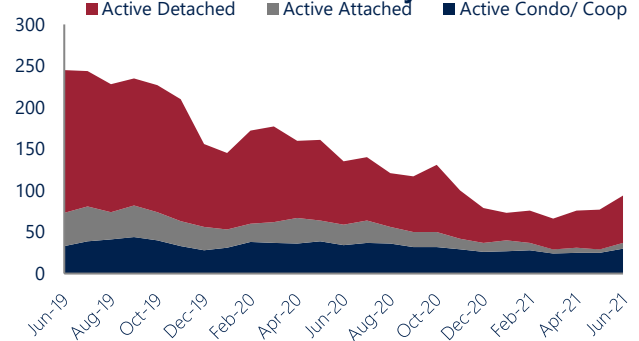
### Units Sold

There was an increase in total units sold in June, with 114 sold this month in Lutherville, Timonium, and Cockeysville versus 97 last month, an increase of 18%. 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 41 units or 30%. The total number of active inventory this June was 94 compared to 135 in June 2020. This month's total of 94 is higher than the previous month's total supply of available inventory of 77, an increase of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Lutherville, Timonium, and Cockeysville Homes was \$397,500. This June, the median sale price was \$440,000, an increase of 11% or \$42,500 compared to last year. The current median sold price is 5% 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.

Lutherville, Timonium, and Cockeysville are defined as properties listed in zip code/s 21093, 21030 and 21022.

\*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.

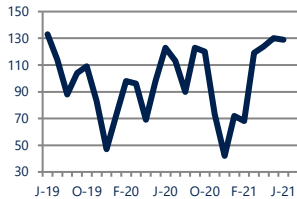




Zip Code(s): 21093, 21030 and 21022

### New Listings

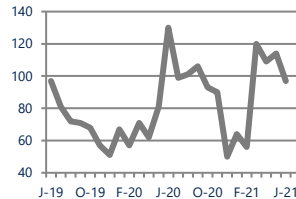
129



**Up 5%**  
Vs. Year Ago

### Current Contracts

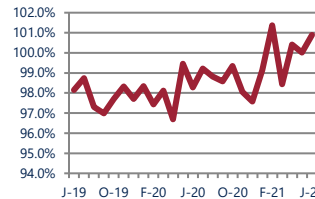
97



**Down -25%**  
Vs. Year Ago

### Sold Vs. List Price

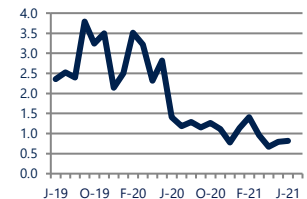
100.9%



**Up 2.7%**  
Vs. Year Ago

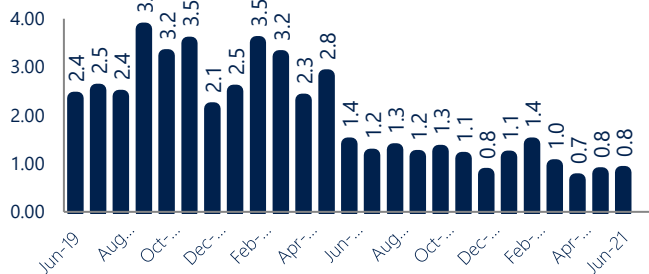
### Months of Supply

0.8



**Down -42%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

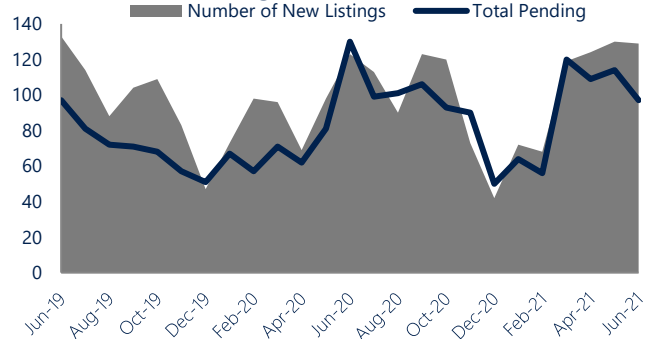
This month there were 129 homes newly listed for sale in Lutherville, Timonium, and Cockeysville compared to 123 in June 2020, an increase of 5%. There were 97 current contracts pending sale this June compared to 130 a year ago. The number of current contracts is 25% lower than last June.

### Months of Supply

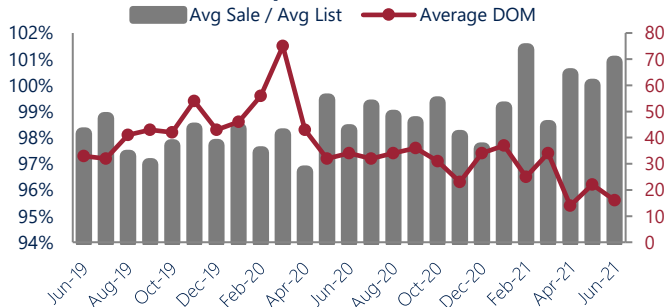
In June, there was 0.8 months of supply available in Lutherville, Timonium, and Cockeysville, compared to 1.4 in June 2020. That is a decrease of 41% versus a year ago.

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 Lutherville, Timonium, and Cockeysville was 100.9% of the average list price, which is 2.6% 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 34, a decrease of 53%.

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