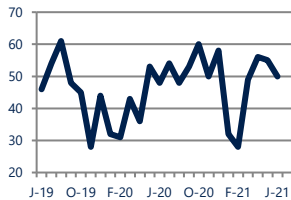




Zip Code(s): 20659, 20637 and 20622

### Units Sold

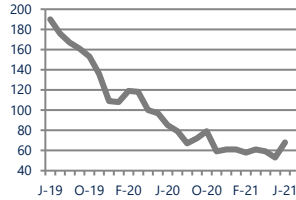
50



**Up 4%**  
Vs. Year Ago

### Active Inventory

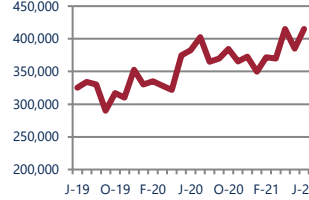
68



**Down -20%**  
Vs. Year Ago

### Median Sale Price

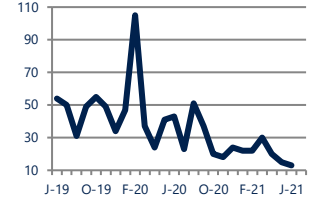
\$415,000



**Up 8%**  
Vs. Year Ago

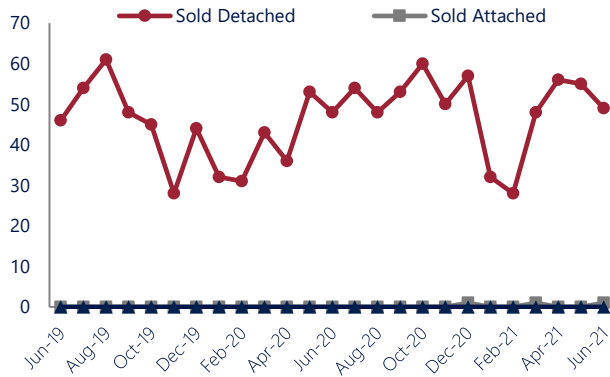
### Days On Market

13



**Down -70%**  
Vs. Year Ago

### Units Sold\*



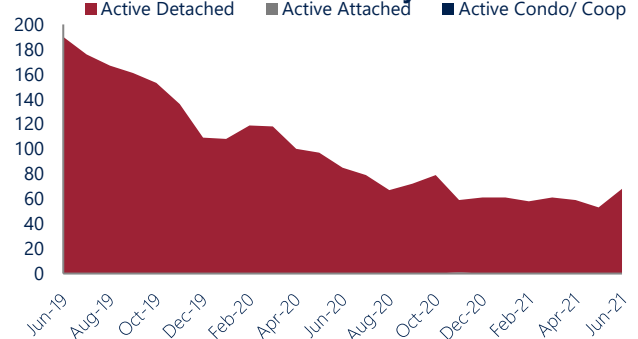
### Units Sold

There was a decrease in total units sold in June, with 50 sold this month in Mechanicsville, Hughesville, and Charlotte Hall versus 55 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2020.

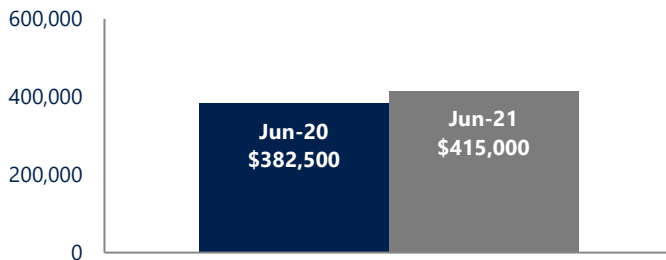
### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 20%. The total number of active inventory this June was 68 compared to 85 in June 2020. This month's total of 68 is higher than the previous month's total supply of available inventory of 53, an increase of 28%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Mechanicsville, Hughesville, and Charlotte Hall Homes was \$382,500. This June, the median sale price was \$415,000, an increase of 8% or \$32,500 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.

Mechanicsville, Hughesville, and Charlotte Hall are defined as properties listed in zip code/s 20659, 20637 and 20622.

\*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.

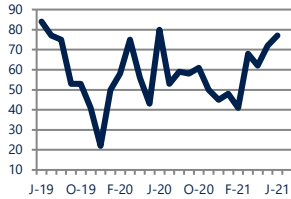




Zip Code(s): 20659, 20637 and 20622

### New Listings

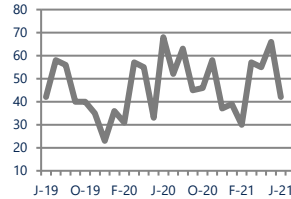
77



Down -4%  
Vs. Year Ago

### Current Contracts

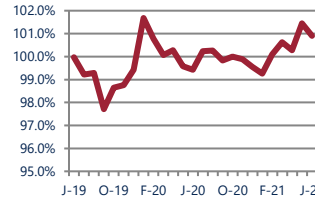
42



Down -38%  
Vs. Year Ago

### Sold Vs. List Price

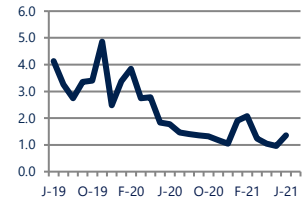
100.9%



Up 1.5%  
Vs. Year Ago

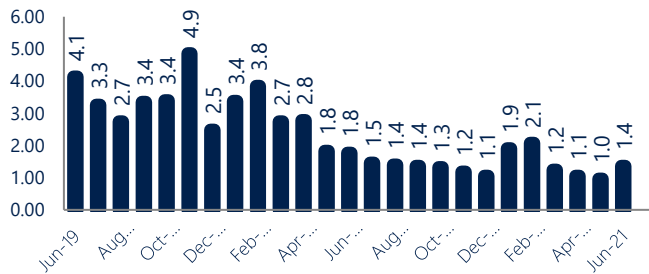
### Months of Supply

1.4



Down -23%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

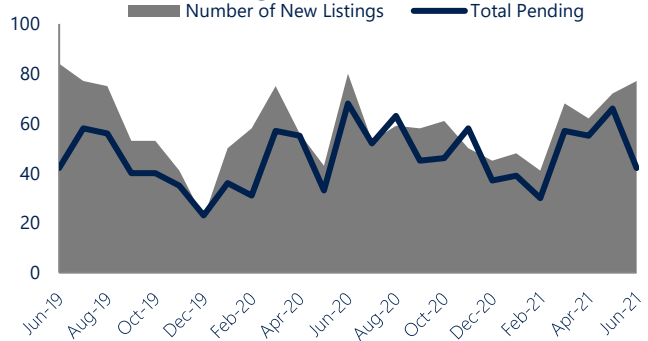
This month there were 77 homes newly listed for sale in Mechanicsville, Hughesville, and Charlotte Hall compared to 80 in June 2020, a decrease of 4%. There were 42 current contracts pending sale this June compared to 68 a year ago. The number of current contracts is 38% lower than last June.

### Months of Supply

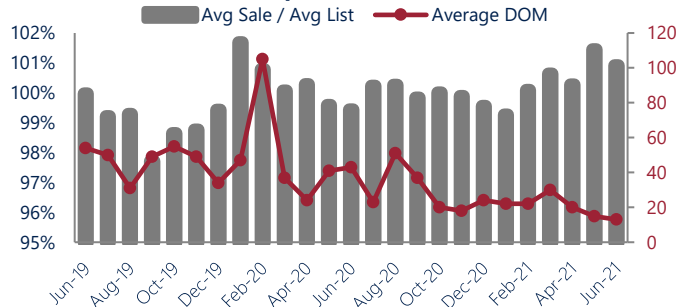
In June, there was 1.4 months of supply available in Mechanicsville, Hughesville, and Charlotte Hall, compared to 1.8 in June 2020. That is a decrease of 23% versus a year ago.

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 Mechanicsville, Hughesville, and Charlotte Hall was 100.9% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 43, a decrease of 70%.

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