



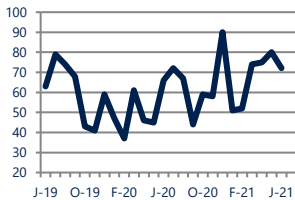
## Focus On: Middle River Housing Market

June 2021

Zip Code(s): 21220

### Units Sold

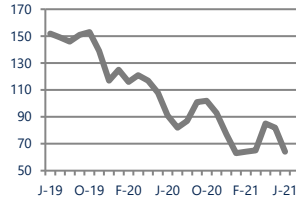
72



**Up 9%**  
Vs. Year Ago

### Active Inventory

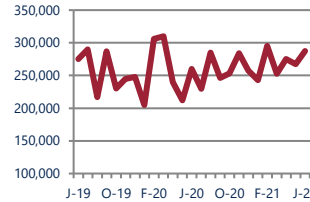
64



**Down -30%**  
Vs. Year Ago

### Median Sale Price

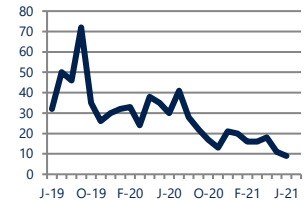
\$287,500



**Up 11%**  
Vs. Year Ago

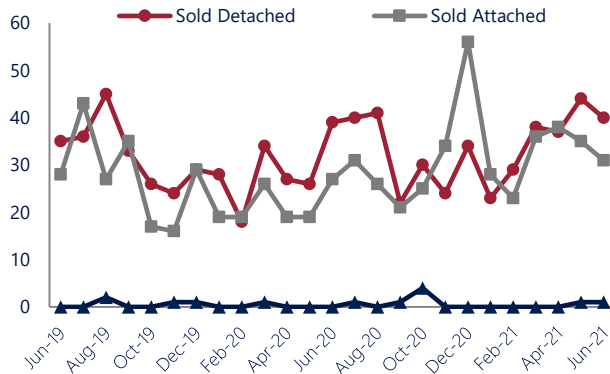
### Days On Market

9



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

### Units Sold\*



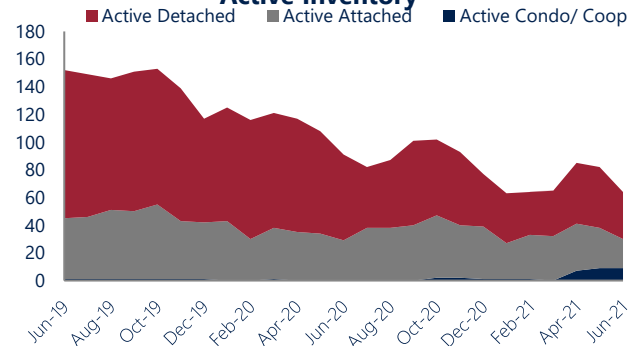
### Units Sold

There was a decrease in total units sold in June, with 72 sold this month in Middle River versus 80 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 30%. The total number of active inventory this June was 64 compared to 91 in June 2020. This month's total of 64 is lower than the previous month's total supply of available inventory of 82, a decrease of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Middle River Homes was \$260,000. This June, the median sale price was \$287,500, an increase of 11% 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.

Middle River are defined as properties listed in zip code/s 21220.

\*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.





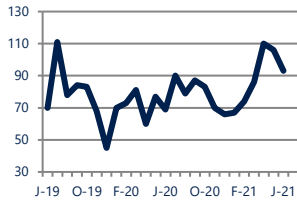
## Focus On: Middle River Housing Market

June 2021

Zip Code(s): 21220

### New Listings

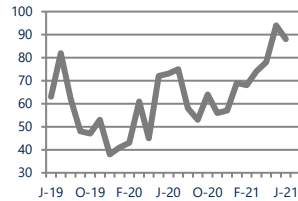
93



**Up 35%**  
Vs. Year Ago

### Current Contracts

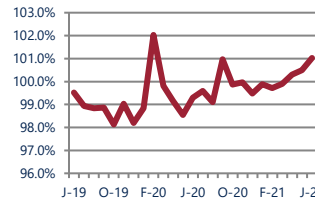
88



**Up 21%**  
Vs. Year Ago

### Sold Vs. List Price

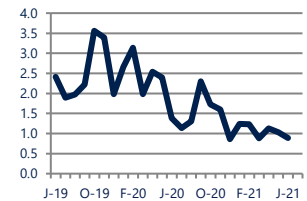
101.0%



**Up 1.7%**  
Vs. Year Ago

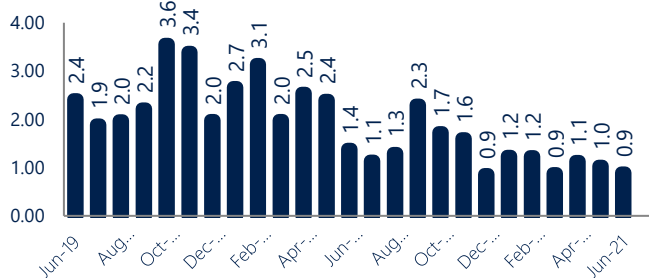
### Months of Supply

0.9



**Down -36%**  
Vs. Year Ago

### Months of Supply



### New Listings & Current Contracts

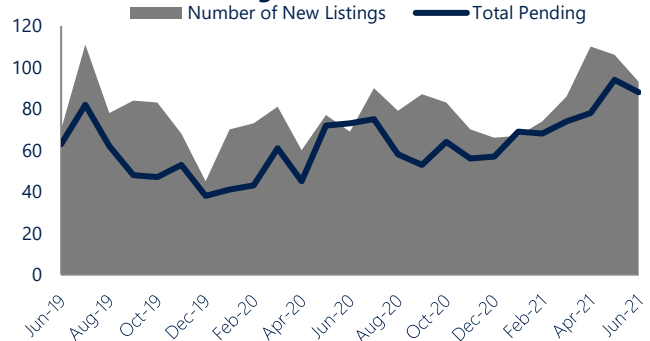
This month there were 93 homes newly listed for sale in Middle River compared to 69 in June 2020, an increase of 35%. There were 88 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 21% higher than last June.

### Months of Supply

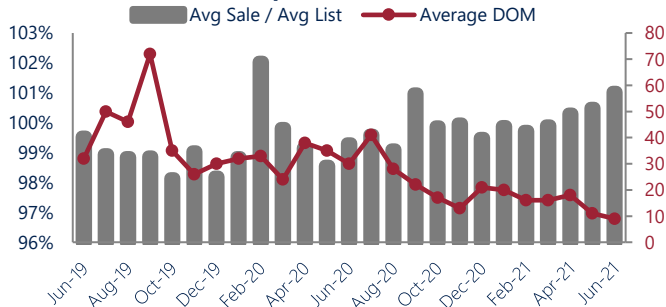
In June, there was 0.9 months of supply available in Middle River, compared to 1.4 in June 2020. That is a decrease of 36% versus a year ago.

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 Middle River was 101.0% 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 9, lower than the average last year, which was 30, a decrease of 70%.



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