



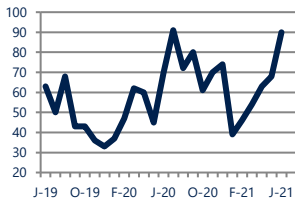
**Focus On: Middletown, Myersville, and Knoxville Housing Market**

June 2021

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

**Units Sold**

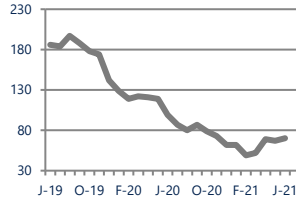
90



**Up 29%**  
Vs. Year Ago

**Active Inventory**

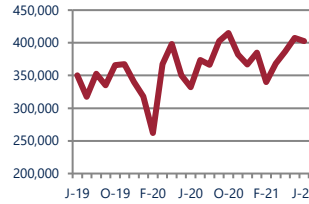
70



**Down -29%**  
Vs. Year Ago

**Median Sale Price**

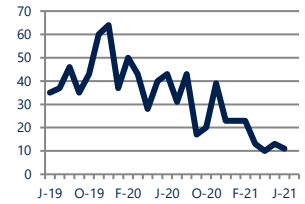
\$402,500



**Up 21%**  
Vs. Year Ago

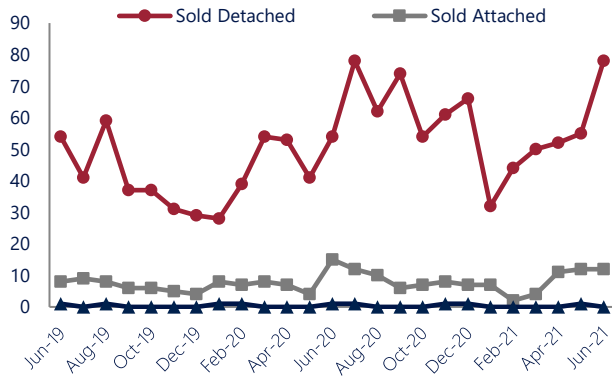
**Days On Market**

11



**Down -74%**  
Vs. Year Ago

**Units Sold\***



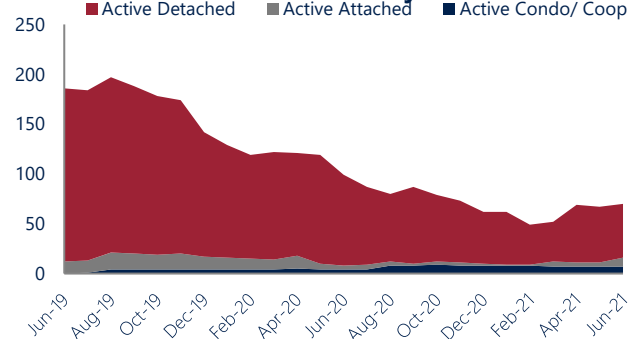
**Units Sold**

There was an increase in total units sold in June, with 90 sold this month in Middletown, Myersville, and Knoxville versus 68 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 29% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 29 units or 29%. The total number of active inventory this June was 70 compared to 99 in June 2020. This month's total of 70 is higher than the previous month's total supply of available inventory of 67, an increase of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Middletown, Myersville, and Knoxville Homes was \$332,000. This June, the median sale price was \$402,500, an increase of 21% or \$70,500 compared to last year. The current median sold price is 1% 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.

Middletown, Myersville, and Knoxville are defined as properties listed in zip code/s 21769, 21773, 21758, 21716, 21755, 21777 and 21718.

\*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.





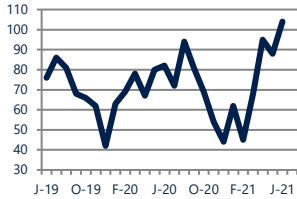
## Focus On: Middletown, Myersville, and Knoxville Housing Market

June 2021

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

### New Listings

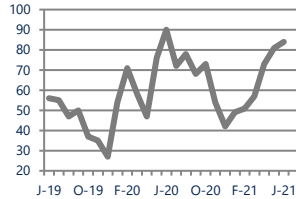
104



Up 27%  
Vs. Year Ago

### Current Contracts

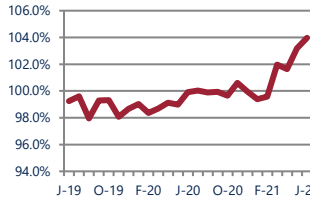
84



Down -7%  
Vs. Year Ago

### Sold Vs. List Price

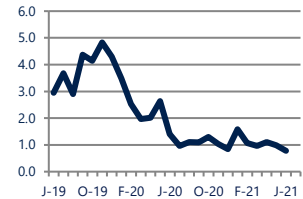
104.0%



Up 4.1%  
Vs. Year Ago

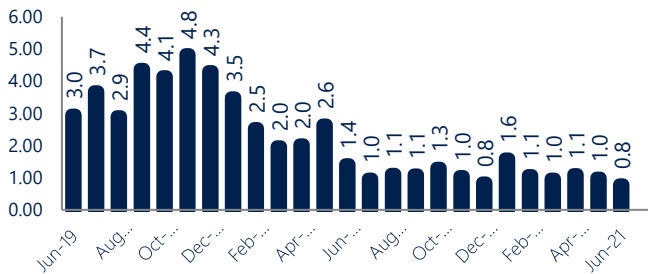
### Months of Supply

0.8



Down -45%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

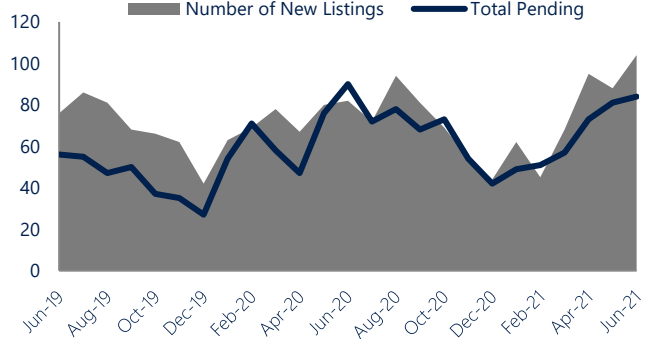
This month there were 104 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 82 in June 2020, an increase of 27%. There were 84 current contracts pending sale this June compared to 90 a year ago. The number of current contracts is 7% lower than last June.

### Months of Supply

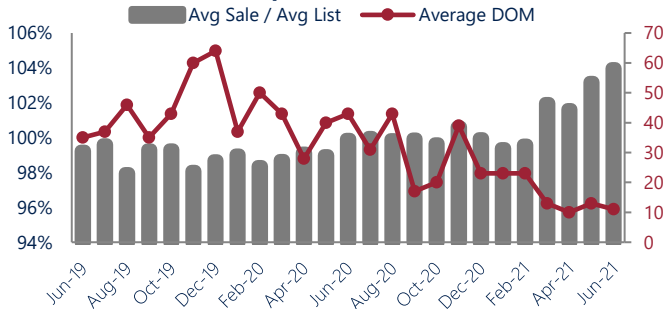
In June, there was 0.8 months of supply available in Middletown, Myersville, and Knoxville, compared to 1.4 in June 2020. That is a decrease of 45% versus a year ago.

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 Middletown, Myersville, and Knoxville was 104.0% of the average list price, which is 4.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 43, a decrease of 74%.



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