

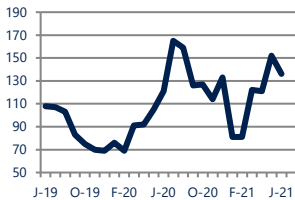


Focus On: Mount Airy, New Market, and Ijamsville Housing Market

June 2021

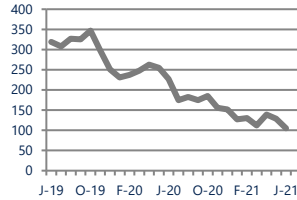
Zip Code(s): 21771, 21774, 21754 and 21770

Units Sold
136



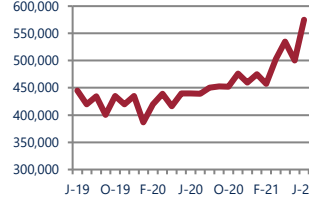
Up 12%
 Vs. Year Ago

Active Inventory
105



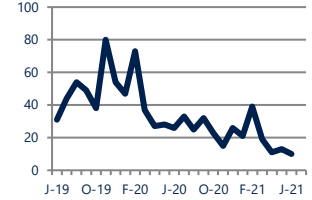
Down -54%
 Vs. Year Ago

Median Sale Price
\$575,000



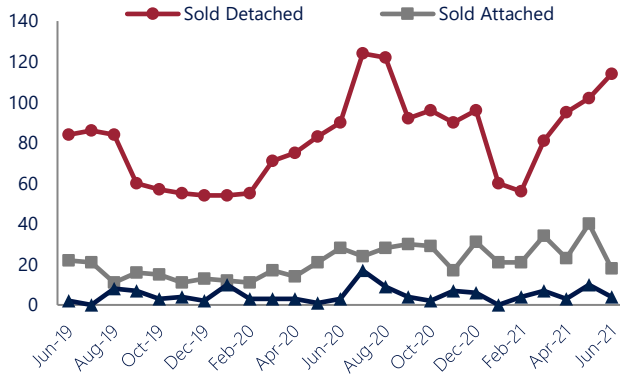
Up 31%
 Vs. Year Ago

Days On Market
10



Down -62%
 Vs. Year Ago

Units Sold*



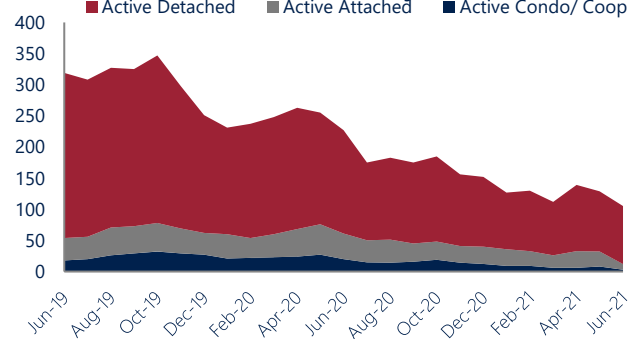
Units Sold

There was a decrease in total units sold in June, with 136 sold this month in Mount Airy, New Market, and Ijamsville versus 152 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 122 units or 54%. The total number of active inventory this June was 105 compared to 227 in June 2020. This month's total of 105 is lower than the previous month's total supply of available inventory of 129, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$440,000. This June, the median sale price was \$575,000, an increase of \$135,000 compared to last year. The current median sold price is 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.

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

*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.

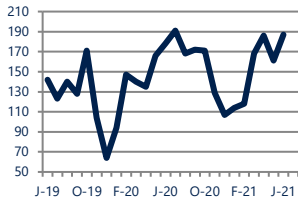




Zip Code(s): 21771, 21774, 21754 and 21770

New Listings

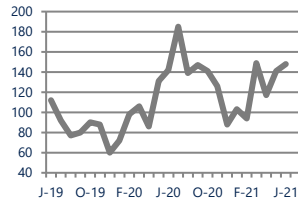
187



Up 5%
Vs. Year Ago

Current Contracts

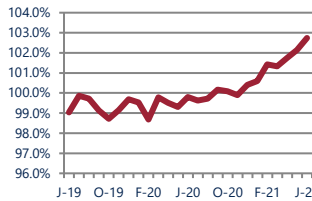
148



Up 4%
Vs. Year Ago

Sold Vs. List Price

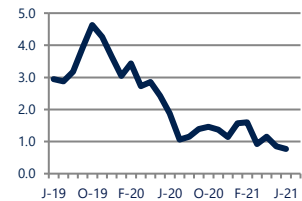
102.7%



Up 2.9%
Vs. Year Ago

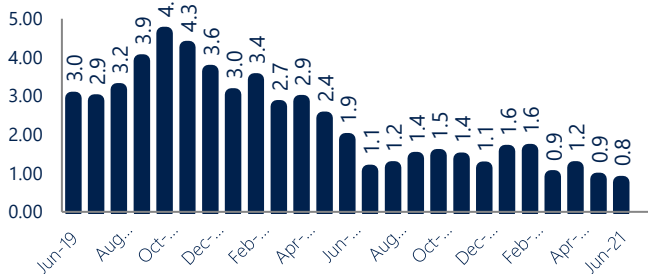
Months of Supply

0.8



Down -59%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

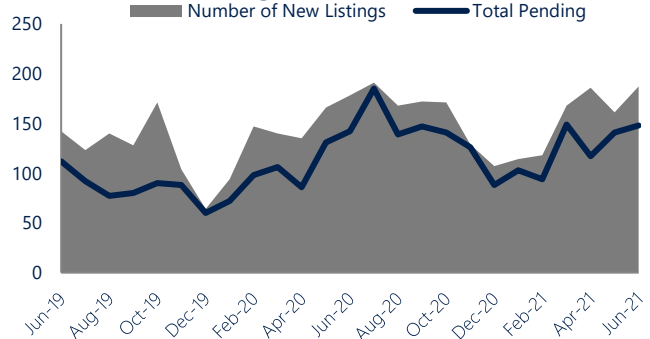
This month there were 187 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 178 in June 2020, an increase of 5%. There were 148 current contracts pending sale this June compared to 142 a year ago. The number of current contracts is 4% higher than last June.

Months of Supply

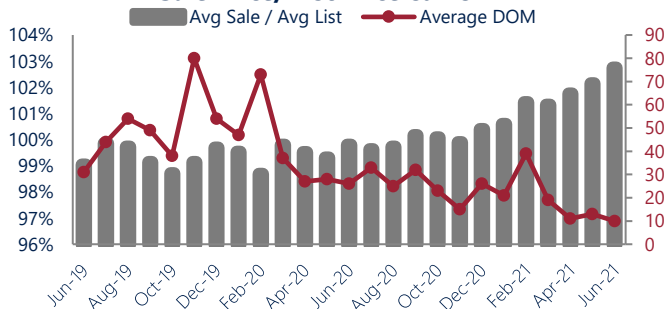
In June, there was 0.8 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 1.9 in June 2020. That is a decrease of 59% versus a year ago.

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 Mount Airy, New Market, and Ijamsville was 102.7% of the average list price, which is 2.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 26, a decrease of 62%.



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