

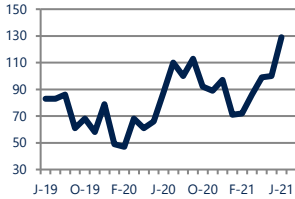


**Focus On: North Potomac Housing Market**

June 2021

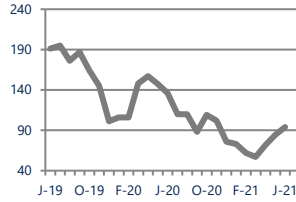
Zip Code(s): 20878

**Units Sold**  
129



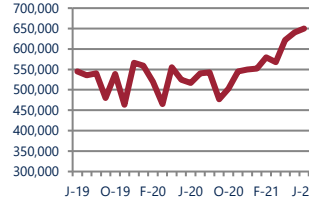
**Up**  
Vs. Year Ago

**Active Inventory**  
94



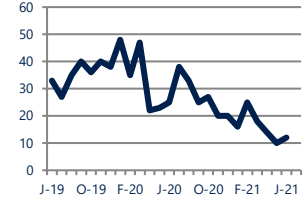
**Down -31%**  
Vs. Year Ago

**Median Sale Price**  
\$650,000



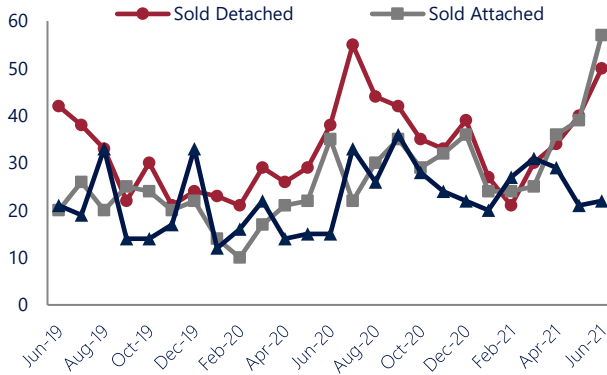
**Up 26%**  
Vs. Year Ago

**Days On Market**  
12



**Down -52%**  
Vs. Year Ago

**Units Sold\***



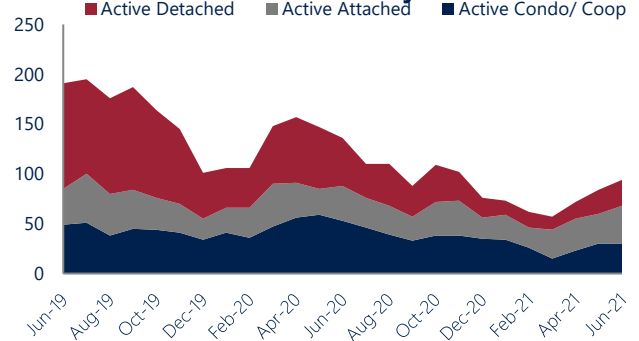
**Units Sold**

There was an increase in total units sold in June, with 129 sold this month in North Potomac. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 42 units or 31%. The total number of active inventory this June was 94 compared to 136 in June 2020. This month's total of 94 is higher than the previous month's total supply of available inventory of 84, an increase of 12%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for North Potomac Homes was \$516,500. This June, the median sale price was \$650,000, an increase of \$133,500 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.

North Potomac are defined as properties listed in zip code/s 20878.

\*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.





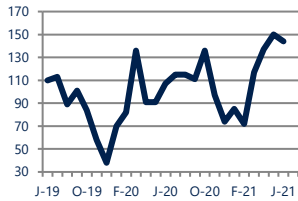
## Focus On: North Potomac Housing Market

June 2021

Zip Code(s): 20878

### New Listings

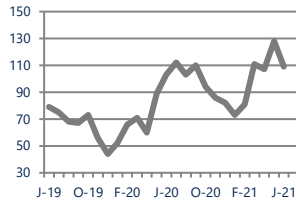
144



Up 35%  
Vs. Year Ago

### Current Contracts

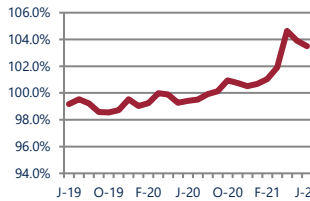
109



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

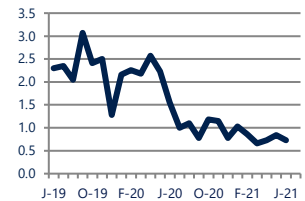
103.5%



Up 4.1%  
Vs. Year Ago

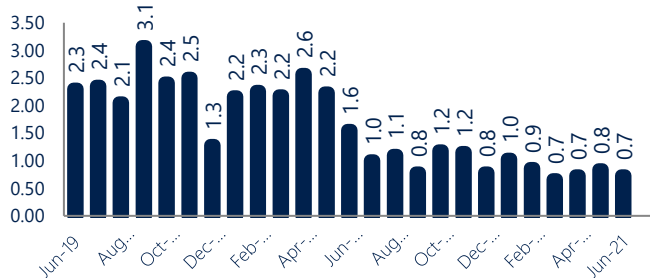
### Months of Supply

0.7



Down -53%  
Vs. Year Ago

### Months of Supply



### New Listings & Current Contracts

This month there were 144 homes newly listed for sale in North Potomac compared to 107 in June 2020, an increase of 35%.

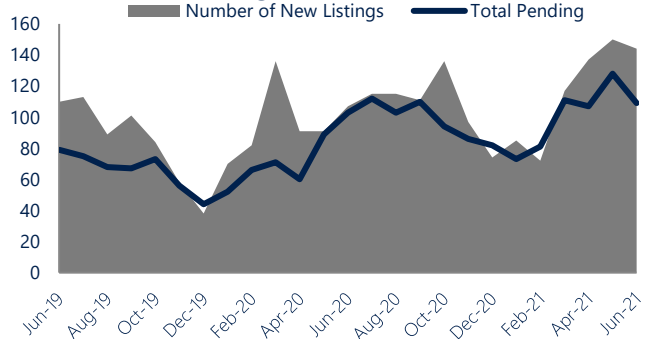
There were 109 current contracts pending sale this June compared to 103 a year ago. The number of current contracts is 6% higher than last June.

### Months of Supply

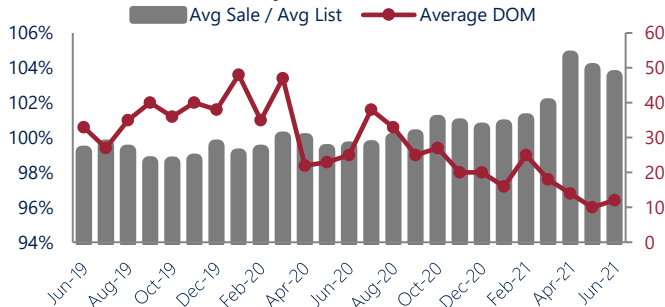
In June, there was 0.7 months of supply available in North Potomac, compared to 1.5 in June 2020. That is a decrease of 53% versus a year ago.

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 North Potomac was 103.5% 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 12, lower than the average last year, which was 25, a decrease of 52%.

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