



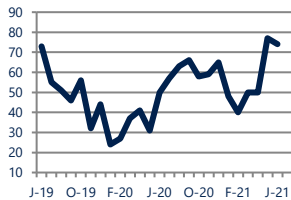
Focus On: Northern Laurel, Jessup, and Savage Housing Market

June 2021

Zip Code(s): 20723, 20794 and 20763

Units Sold

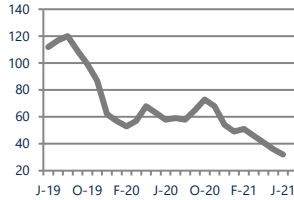
74



Up
Vs. Year Ago

Active Inventory

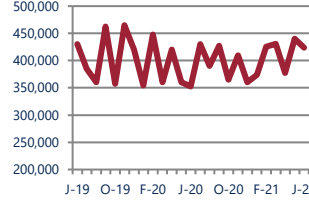
32



Down -45%
Vs. Year Ago

Median Sale Price

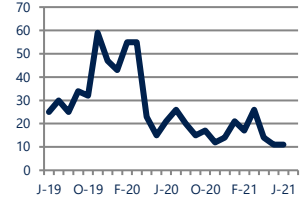
\$423,750



Up 20%
Vs. Year Ago

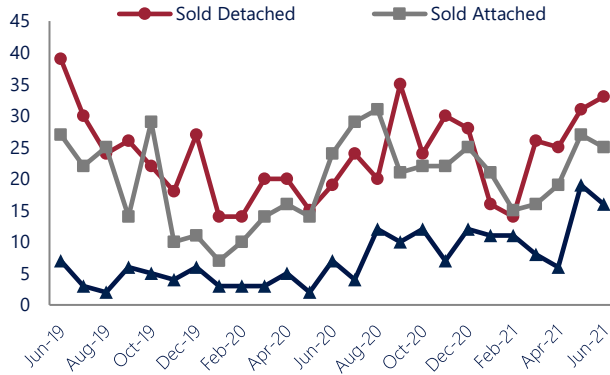
Days On Market

11



Down -48%
Vs. Year Ago

Units Sold*



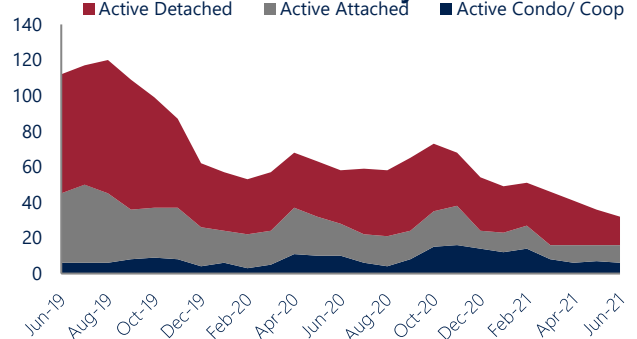
Units Sold

There was a decrease in total units sold in June, with 74 sold this month in Northern Laurel, Jessup, and Savage. 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 26 units or 45%. The total number of active inventory this June was 32 compared to 58 in June 2020. This month's total of 32 is lower than the previous month's total supply of available inventory of 36, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Northern Laurel, Jessup, and Savage Homes was \$352,500. This June, the median sale price was \$423,750, an increase of 20% or \$71,250 compared to last year. The current median sold price is 4% 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.

Northern Laurel, Jessup, and Savage are defined as properties listed in zip code/s 20723, 20794 and 20763.

*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.

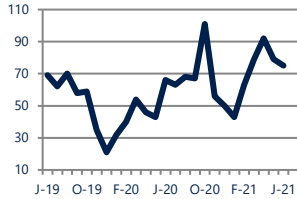




Zip Code(s): 20723, 20794 and 20763

New Listings

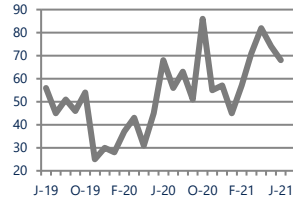
75



Up 14%
Vs. Year Ago

Current Contracts

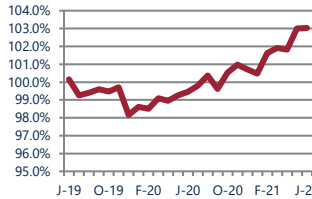
68



No Change
Vs. Year Ago

Sold Vs. List Price

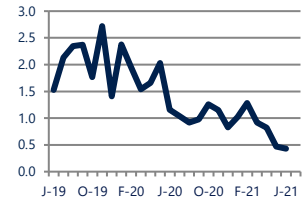
103.0%



Up 3.6%
Vs. Year Ago

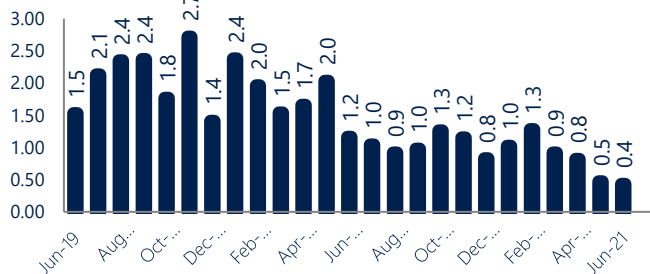
Months of Supply

0.4



Down -63%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

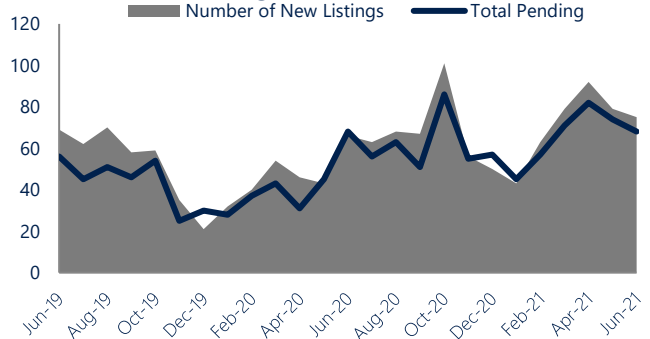
This month there were 75 homes newly listed for sale in Northern Laurel, Jessup, and Savage compared to 66 in June 2020, an increase of 14%. There were 68 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 8% lower than last month.

Months of Supply

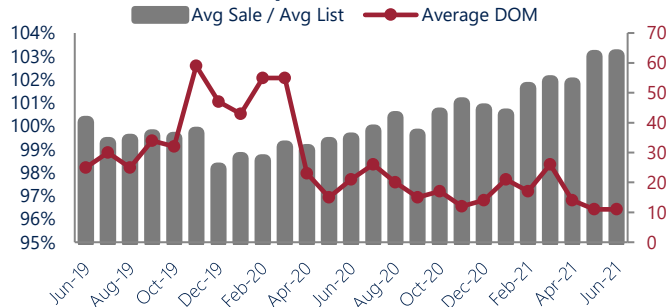
In June, there was 0.4 months of supply available in Northern Laurel, Jessup, and Savage, compared to 1.2 in June 2020. That is a decrease of 63% versus a year ago.

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 Northern Laurel, Jessup, and Savage was 103.0% of the average list price, which is 3.6% 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 21, a decrease of 48%.



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