



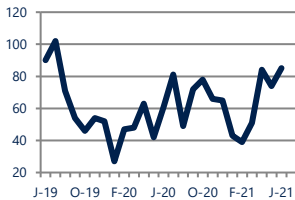
**Focus On: Olney, Derwood, and Brookeville Housing Market**

June 2021

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

**Units Sold**

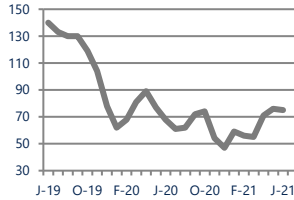
85



**Up**  
Vs. Year Ago

**Active Inventory**

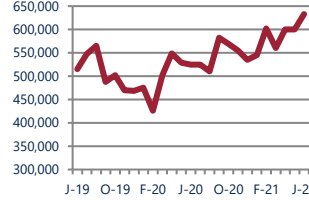
75



**Up 10%**  
Vs. Year Ago

**Median Sale Price**

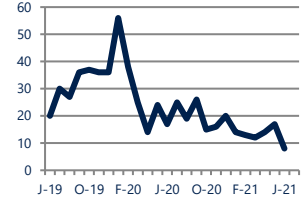
\$633,000



**Up 21%**  
Vs. Year Ago

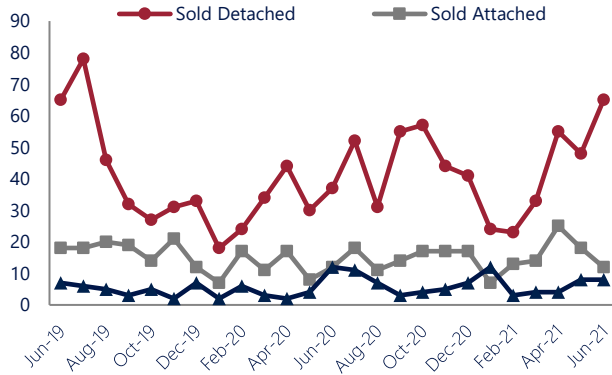
**Days On Market**

8



**Down -53%**  
Vs. Year Ago

**Units Sold\***



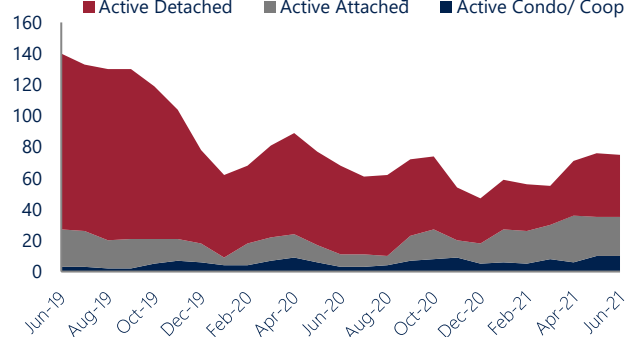
**Units Sold**

There was an increase in total units sold in June, with 85 sold this month in Olney, Derwood, and Brookeville. 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 higher by 7 units or 10%. The total number of active inventory this June was 75 compared to 68 in June 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 76, a decrease of 1%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Olney, Derwood, and Brookeville Homes was \$525,000. This June, the median sale price was \$633,000, an increase of 21% or \$108,000 compared to last year. The current median sold price is 6% 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.

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

\*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.





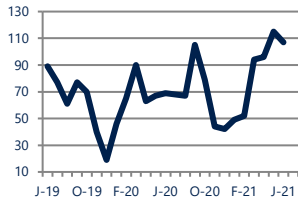
## Focus On: Olney, Derwood, and Brookeville Housing Market

June 2021

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

### New Listings

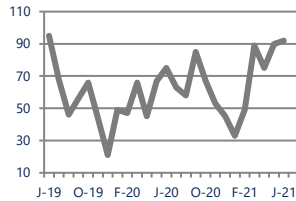
107



Up 55%  
Vs. Year Ago

### Current Contracts

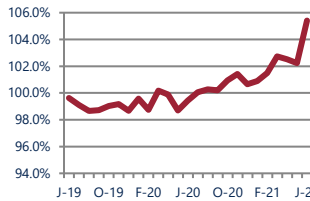
92



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

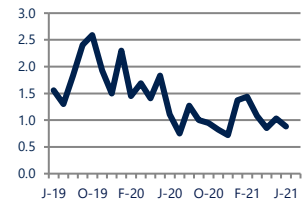
105.4%



Up  
Vs. Year Ago

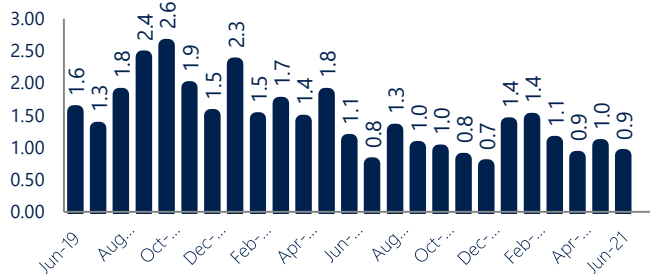
### Months of Supply

0.9



Down -21%  
Vs. Year Ago

### Months of Supply



### New Listings & Current Contracts

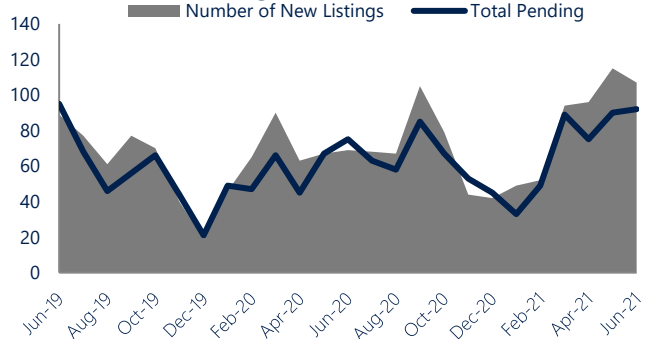
This month there were 107 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 69 in June 2020, an increase of 55%. There were 92 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 23% higher than last June.

### Months of Supply

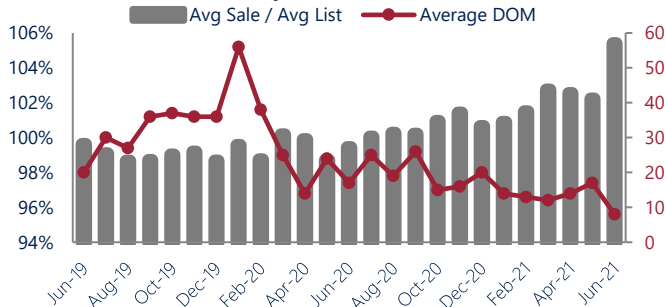
In June, there was 0.9 months of supply available in Olney, Derwood, and Brookeville, compared to 1.1 in June 2020. That is a decrease of 21% versus a year ago.

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 Olney, Derwood, and Brookeville was 105.4% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 17, a decrease of 53%.

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