



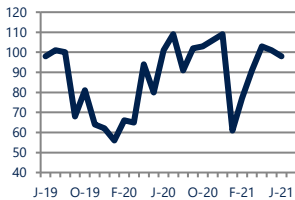
Focus On: Parkville Housing Market

June 2021

Zip Code(s): 21234

Units Sold

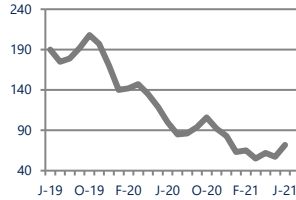
98



Down -3%
Vs. Year Ago

Active Inventory

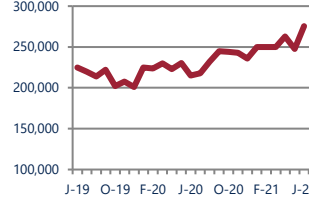
72



Down -28%
Vs. Year Ago

Median Sale Price

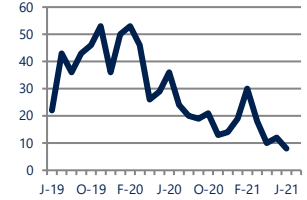
\$275,500



Up 28%
Vs. Year Ago

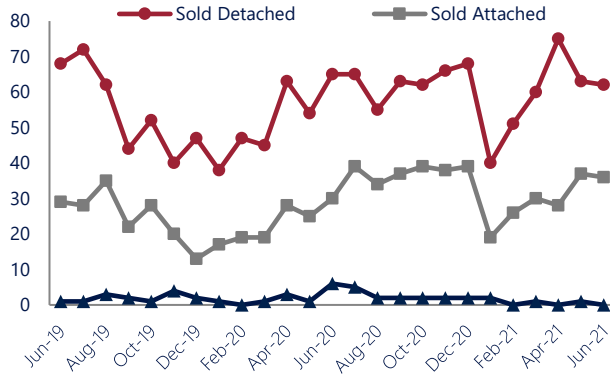
Days On Market

8



Down -78%
Vs. Year Ago

Units Sold*



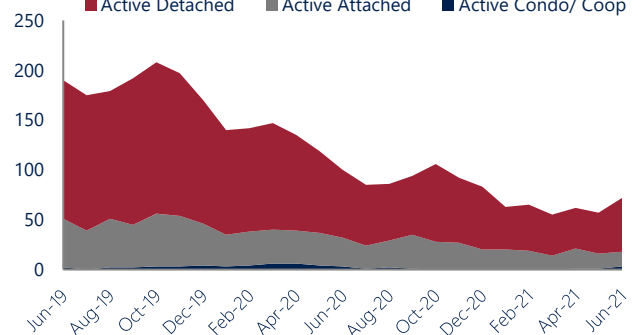
Units Sold

There was a decrease in total units sold in June, with 98 sold this month in Parkville versus 101 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 3% versus June 2020.

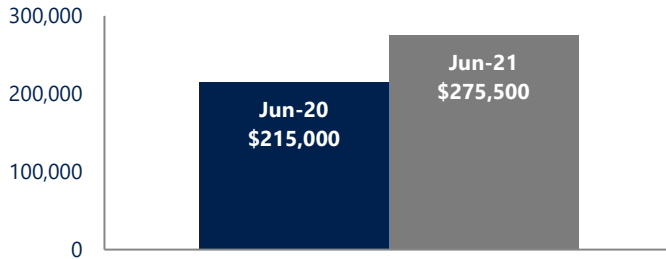
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 28%. The total number of active inventory this June was 72 compared to 100 in June 2020. This month's total of 72 is higher than the previous month's total supply of available inventory of 57, an increase of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Parkville Homes was \$215,000. This June, the median sale price was \$275,500, an increase of \$60,500 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.

Parkville are defined as properties listed in zip code/s 21234.

*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.





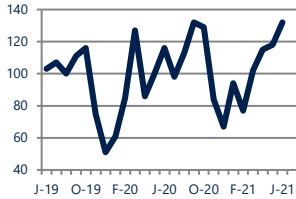
Focus On: Parkville Housing Market

June 2021

Zip Code(s): 21234

New Listings

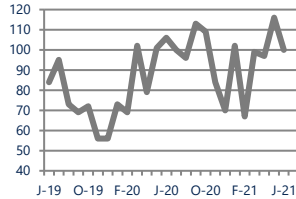
132



Up 14%
Vs. Year Ago

Current Contracts

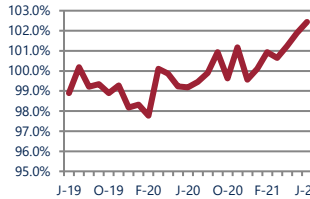
100



Down -6%
Vs. Year Ago

Sold Vs. List Price

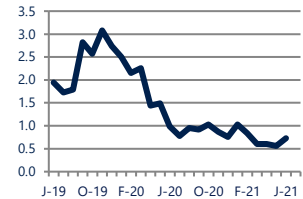
102.4%



Up 3.3%
Vs. Year Ago

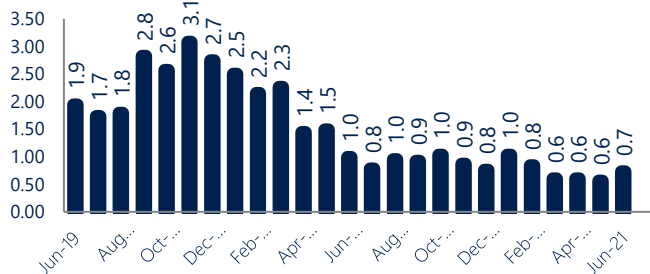
Months of Supply

0.7



Down -26%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

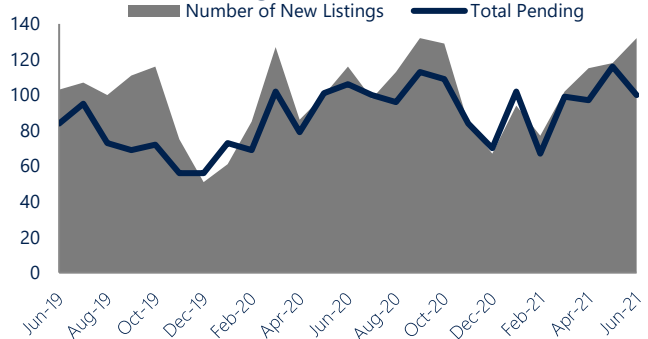
This month there were 132 homes newly listed for sale in Parkville compared to 116 in June 2020, an increase of 14%. There were 100 current contracts pending sale this June compared to 106 a year ago. The number of current contracts is 6% lower than last June.

Months of Supply

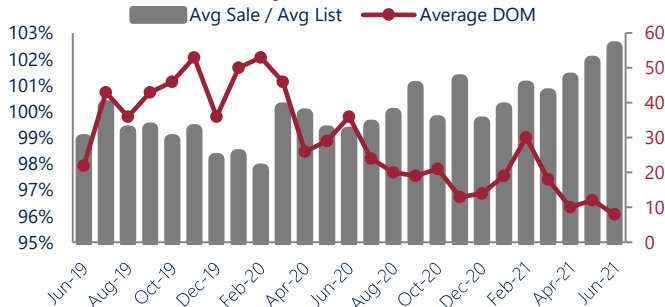
In June, there was 0.7 months of supply available in Parkville, compared to 1.0 in June 2020. That is a decrease of 26% versus a year ago.

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 Parkville was 102.4% of the average list price, which is 3.3% 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 36, a decrease of 78%.

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