



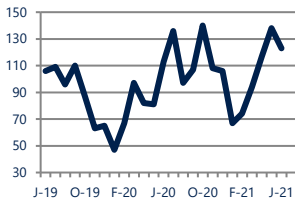
Focus On: Pasadena and Gibson Island Housing Market

June 2021

Zip Code(s): 21122 and 21056

Units Sold

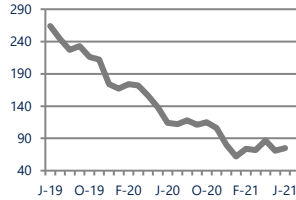
123



Up 9%
Vs. Year Ago

Active Inventory

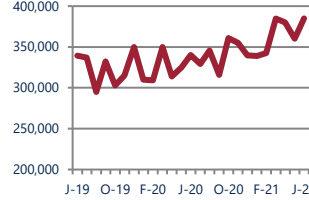
75



Down -34%
Vs. Year Ago

Median Sale Price

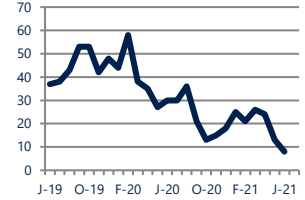
\$385,000



Up 13%
Vs. Year Ago

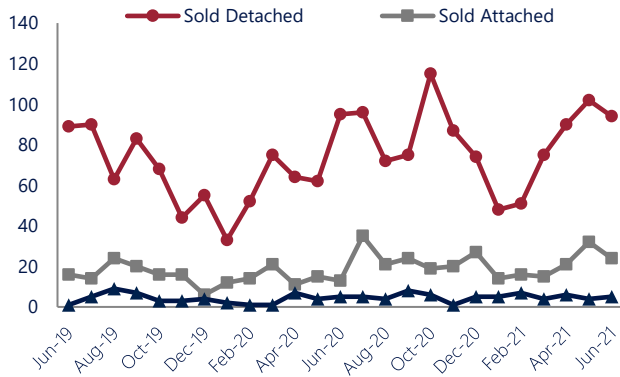
Days On Market

8



Down -73%
Vs. Year Ago

Units Sold*



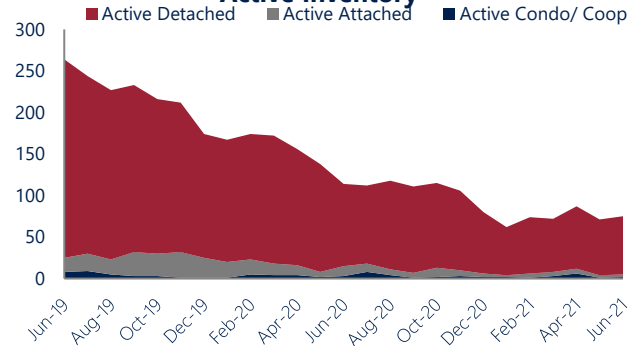
Units Sold

There was a decrease in total units sold in June, with 123 sold this month in Pasadena and Gibson Island versus 138 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 34%. The total number of active inventory this June was 75 compared to 114 in June 2020. This month's total of 75 is higher than the previous month's total supply of available inventory of 71, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Pasadena and Gibson Island Homes was \$340,000. This June, the median sale price was \$385,000, an increase of 13% or \$45,000 compared to last year. The current median sold price is 7% 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.

Pasadena and Gibson Island are defined as properties listed in zip code/s 21122 and 21056.

*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.





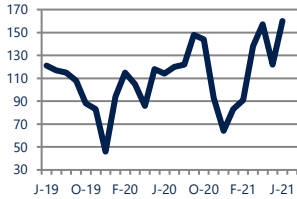
Focus On: Pasadena and Gibson Island Housing Market

June 2021

Zip Code(s): 21122 and 21056

New Listings

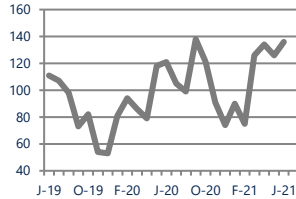
160



Up 40%
Vs. Year Ago

Current Contracts

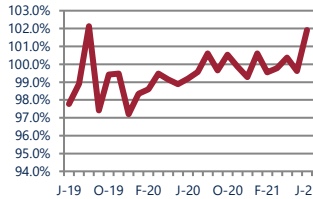
136



Up 12%
Vs. Year Ago

Sold Vs. List Price

101.9%



Up 2.8%
Vs. Year Ago

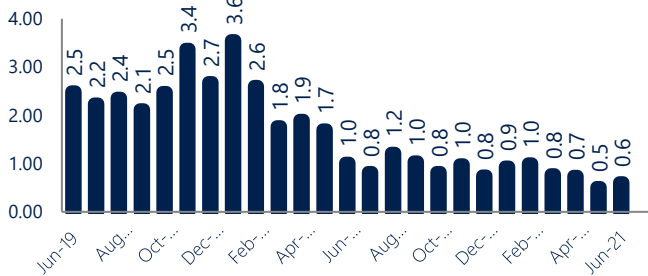
Months of Supply

0.6



Down -40%
Vs. Year Ago

Months of Supply



Months of Supply

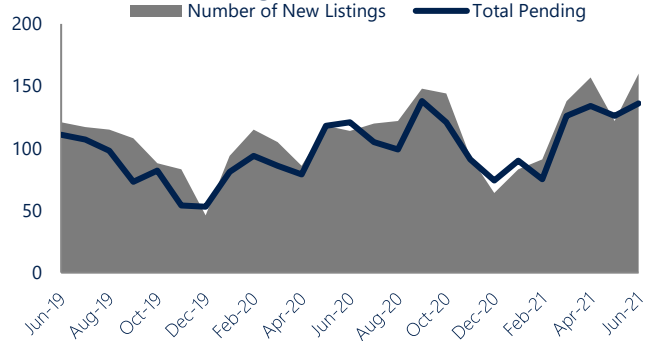
In June, there was 0.6 months of supply available in Pasadena and Gibson Island, compared to 1.0 in June 2020. That is a decrease of 40% versus a year ago.

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.

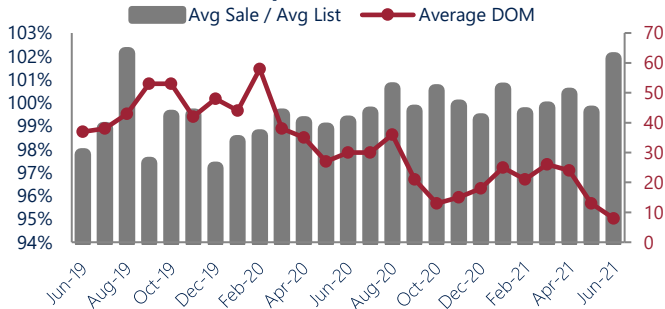
New Listings & Current Contracts

This month there were 160 homes newly listed for sale in Pasadena and Gibson Island compared to 114 in June 2020, an increase of 40%. There were 136 current contracts pending sale this June compared to 121 a year ago. The number of current contracts is 12% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Pasadena and Gibson Island was 101.9% of the average list price, which is 2.7% 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 30, a decrease of 73%.

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