



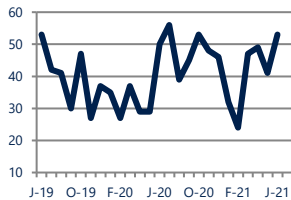
Focus On: Pikesville and Stevenson Housing Market

June 2021

Zip Code(s): 21208 and 21153

Units Sold

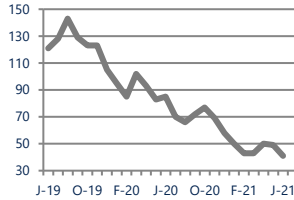
53



Up 6%
Vs. Year Ago

Active Inventory

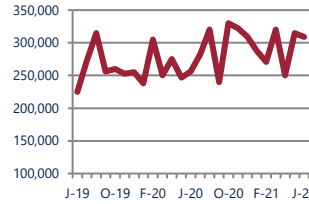
41



Down -52%
Vs. Year Ago

Median Sale Price

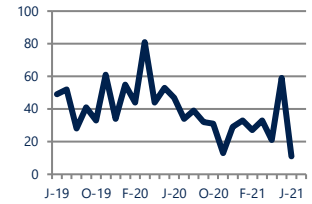
\$309,000



Up 21%
Vs. Year Ago

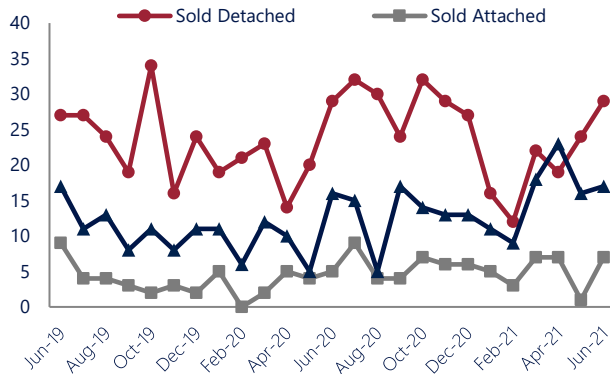
Days On Market

11



Down -77%
Vs. Year Ago

Units Sold*



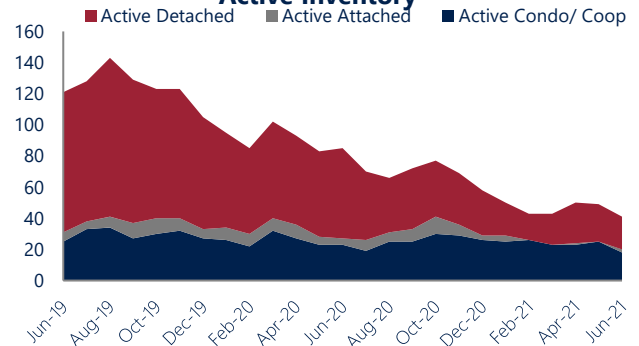
Units Sold

There was an increase in total units sold in June, with 53 sold this month in Pikesville and Stevenson versus 41 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 6% versus June 2020.

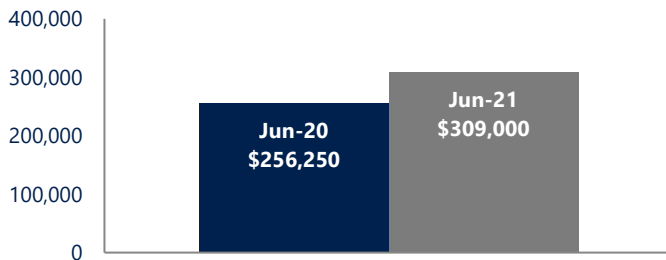
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 52%. The total number of active inventory this June was 41 compared to 85 in June 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 49, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Pikesville and Stevenson Homes was \$256,250. This June, the median sale price was \$309,000, an increase of 21% or \$52,750 compared to last year. The current median sold price is 2% 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.

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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.



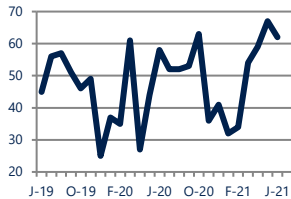
Focus On: Pikesville and Stevenson Housing Market

June 2021

Zip Code(s): 21208 and 21153

New Listings

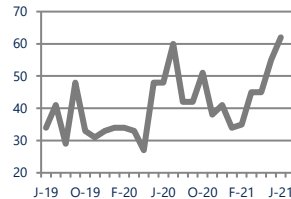
62



Up 7%
Vs. Year Ago

Current Contracts

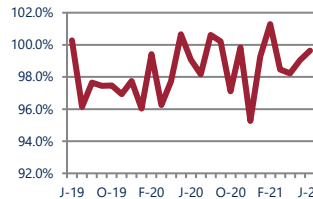
62



Up 29%
Vs. Year Ago

Sold Vs. List Price

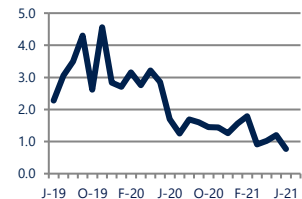
99.6%



Up 0.6%
Vs. Year Ago

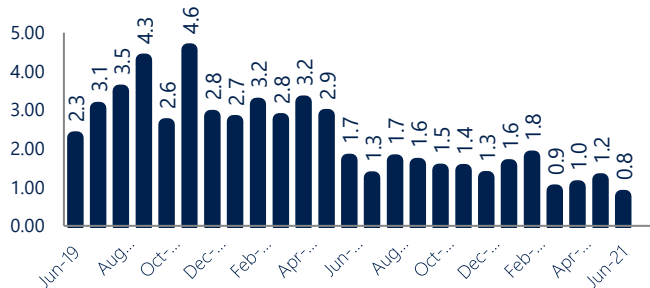
Months of Supply

0.8



Down -55%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

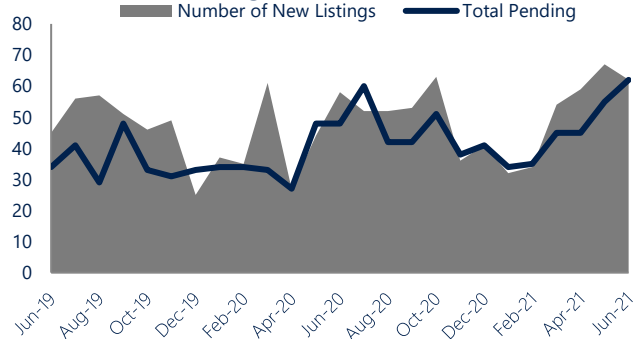
This month there were 62 homes newly listed for sale in Pikesville and Stevenson compared to 58 in June 2020, an increase of 7%. There were 62 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 29% higher than last June.

Months of Supply

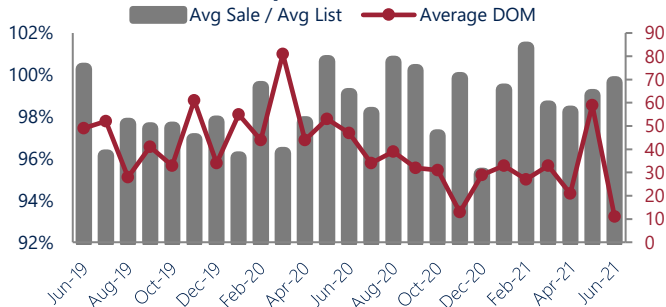
In June, there was 0.8 months of supply available in Pikesville and Stevenson, compared to 1.7 in June 2020. That is a decrease of 54% versus a year ago.

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 Pikesville and Stevenson was 99.6% of the average list price, which is 0.6% 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 47, a decrease of 77%.



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