



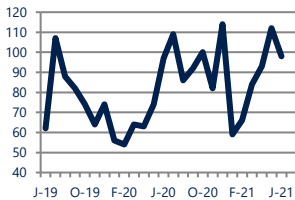
Focus On: Salisbury and Fruitland Housing Market

June 2021

Zip Code(s): 21801, 21804 and 21826

Units Sold

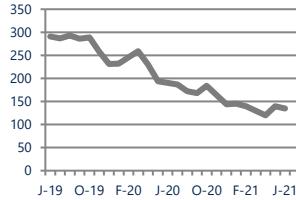
98



Up 1%
Vs. Year Ago

Active Inventory

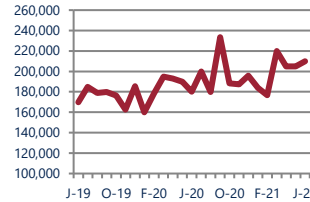
135



Down -29%
Vs. Year Ago

Median Sale Price

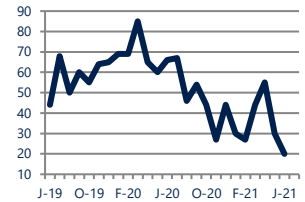
\$210,000



Up 17%
Vs. Year Ago

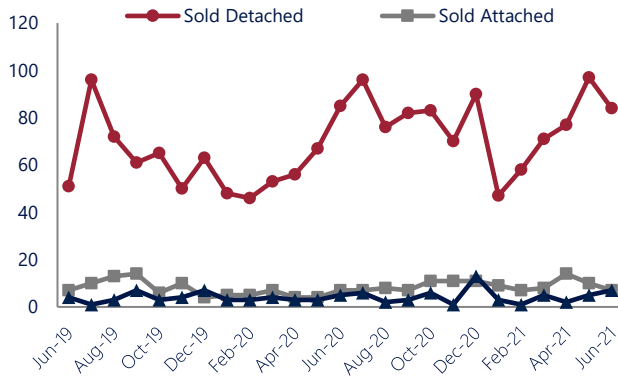
Days On Market

20



Down -70%
Vs. Year Ago

Units Sold*



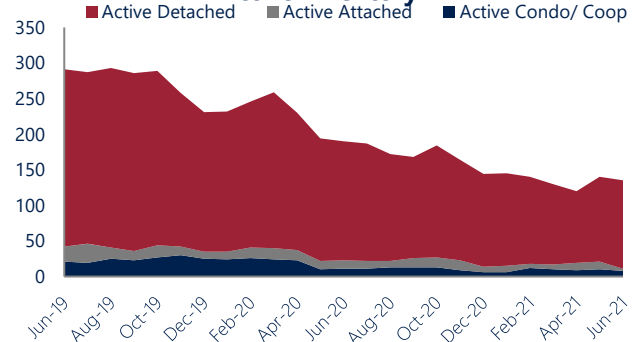
Units Sold

There was a decrease in total units sold in June, with 98 sold this month in Salisbury and Fruitland versus 112 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 29%. The total number of active inventory this June was 135 compared to 190 in June 2020. This month's total of 135 is lower than the previous month's total supply of available inventory of 140, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Salisbury and Fruitland Homes was \$180,000. This June, the median sale price was \$210,000, an increase of 17% or \$30,000 compared to last year. The current median sold price is 2% 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.

Salisbury and Fruitland are defined as properties listed in zip code/s 21801, 21804 and 21826.

*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.





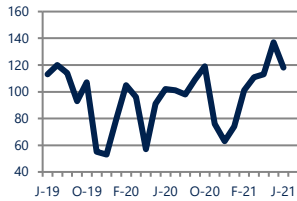
Focus On: Salisbury and Fruitland Housing Market

June 2021

Zip Code(s): 21801, 21804 and 21826

New Listings

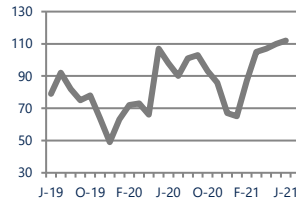
118



Up 16%
Vs. Year Ago

Current Contracts

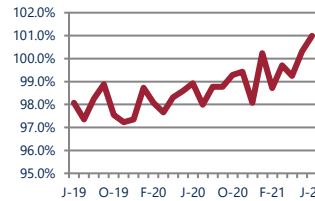
112



Up 14%
Vs. Year Ago

Sold Vs. List Price

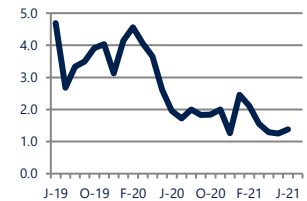
101.0%



Up 2.1%
Vs. Year Ago

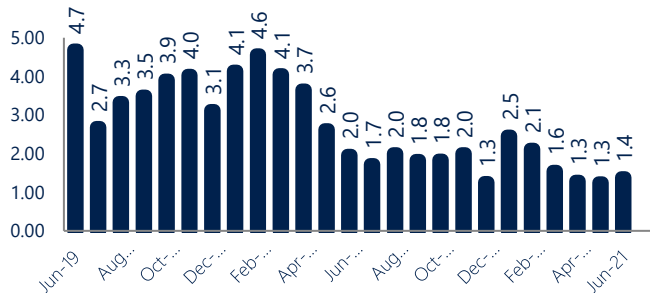
Months of Supply

1.4



Down -30%
Vs. Year Ago

Months of Supply



Months of Supply

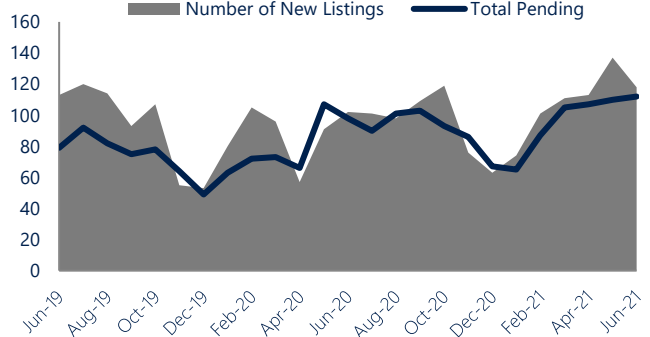
In June, there was 1.4 months of supply available in Salisbury and Fruitland, compared to 2.0 in June 2020. That is a decrease of 30% versus a year ago.

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.

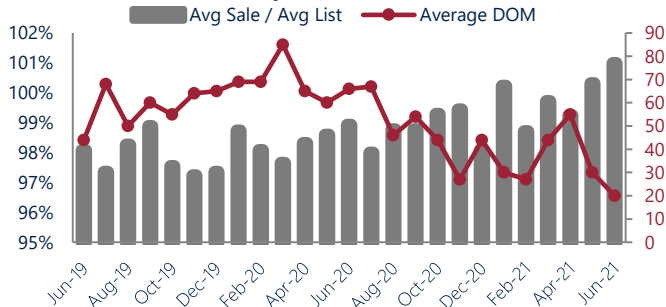
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Salisbury and Fruitland compared to 102 in June 2020, an increase of 16%. There were 112 current contracts pending sale this June compared to 98 a year ago. The number of current contracts is 14% 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 Salisbury and Fruitland was 101.0% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 66, a decrease of 70%.



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