



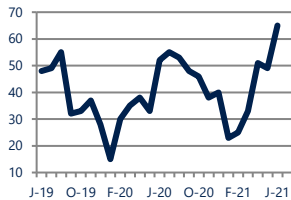
Focus On: Severna Park Housing Market

June 2021

Zip Code(s): 21146

Units Sold

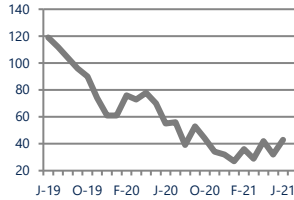
65



Up 25%
Vs. Year Ago

Active Inventory

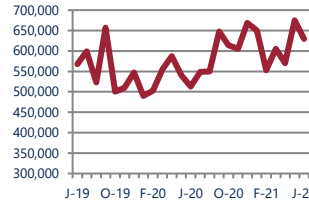
43



Down -22%
Vs. Year Ago

Median Sale Price

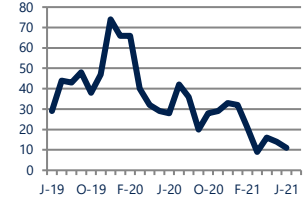
\$630,000



Up 23%
Vs. Year Ago

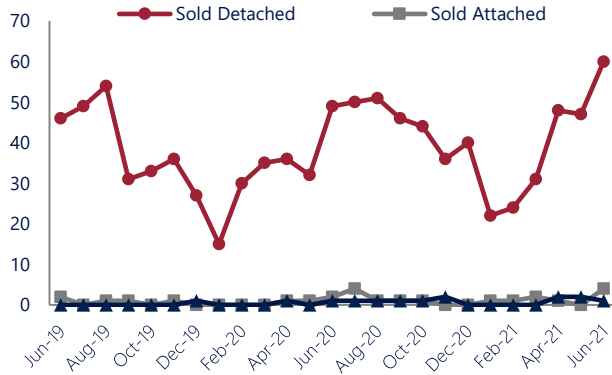
Days On Market

11



Down -61%
Vs. Year Ago

Units Sold*



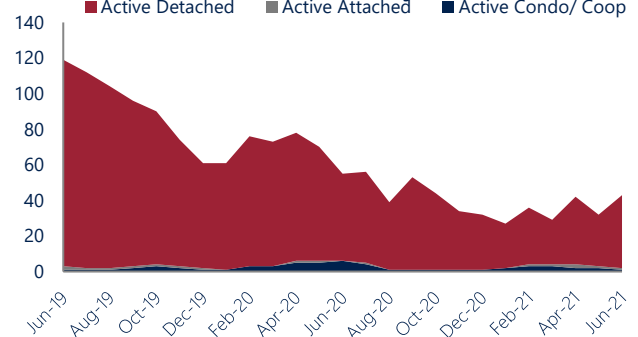
Units Sold

There was an increase in total units sold in June, with 65 sold this month in Severna Park versus 49 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 22%. The total number of active inventory this June was 43 compared to 55 in June 2020. This month's total of 43 is higher than the previous month's total supply of available inventory of 32, an increase of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Severna Park Homes was \$513,000. This June, the median sale price was \$630,000, an increase of 23% or \$117,000 compared to last year. The current median sold price is 7% 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.

Severna Park are defined as properties listed in zip code/s 21146.

*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.





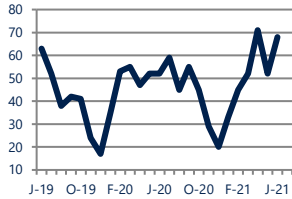
Focus On: **Severna Park Housing Market**

June 2021

Zip Code(s): 21146

New Listings

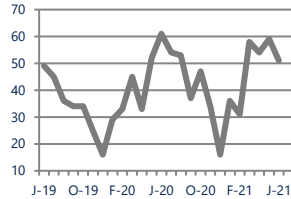
68



Up 31%
Vs. Year Ago

Current Contracts

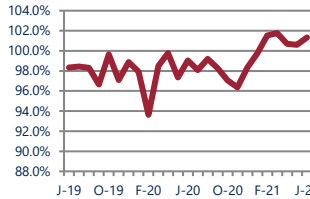
51



Down -16%
Vs. Year Ago

Sold Vs. List Price

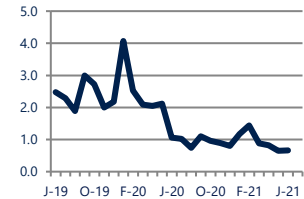
101.3%



Up 2.3%
Vs. Year Ago

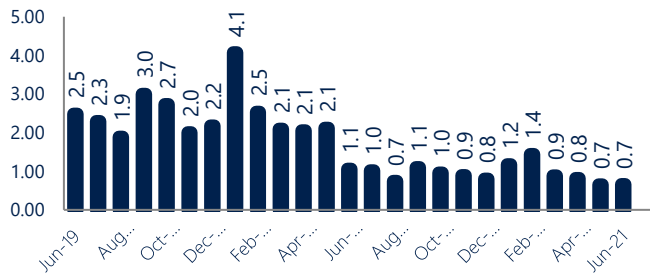
Months of Supply

0.7



Down -38%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

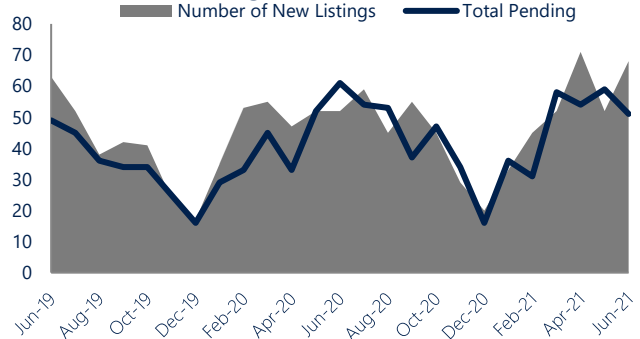
This month there were 68 homes newly listed for sale in Severna Park compared to 52 in June 2020, an increase of 31%. There were 51 current contracts pending sale this June compared to 61 a year ago. The number of current contracts is 16% lower than last June.

Months of Supply

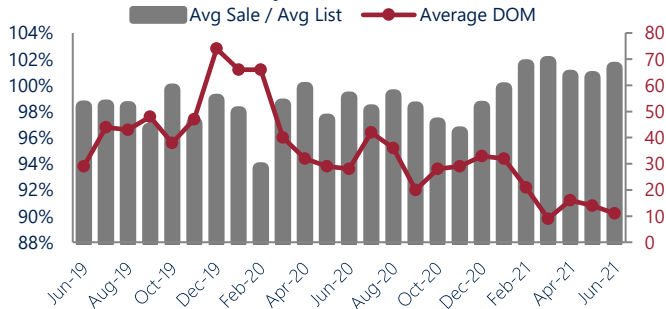
In June, there was 0.7 months of supply available in Severna Park, compared to 1.1 in June 2020. That is a decrease of 37% versus a year ago.

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 Severna Park was 101.3% of the average list price, which is 2.3% 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 28, a decrease of 61%.



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