

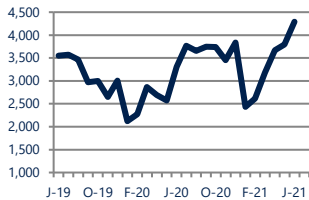


## Focus On: Suburban Maryland Housing Market

June 2021

### Units Sold

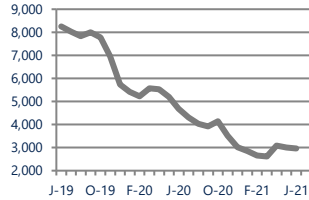
4,291



Up 30%  
Vs. Year Ago

### Active Inventory

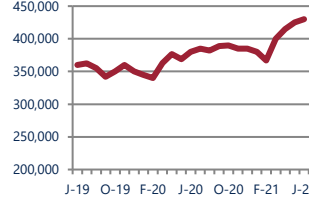
2,957



Down -37%  
Vs. Year Ago

### Median Sale Price

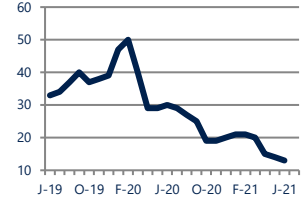
\$430,000



Up 13%  
Vs. Year Ago

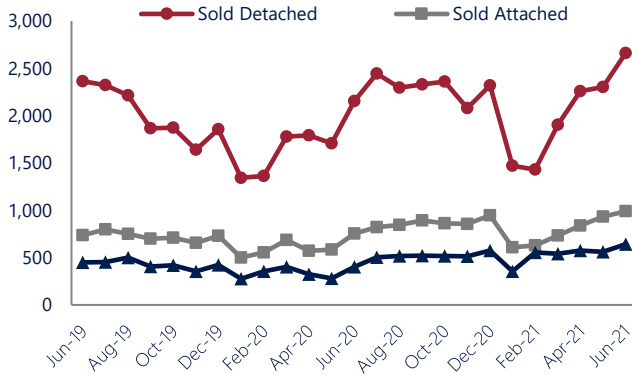
### Days On Market

13



Down -57%  
Vs. Year Ago

### Units Sold\*



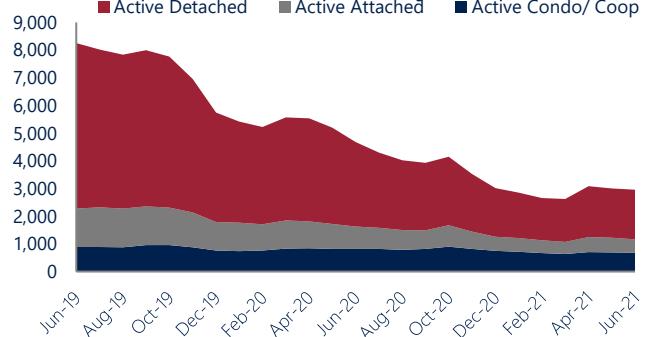
### Units Sold

There was an increase in total units sold in June, with 4,291 sold this month in Suburban Maryland versus 3,795 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 30% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 1,724 units or 37%. The total number of active inventory this June was 2,957 compared to 4,681 in June 2020. This month's total of 2,957 is lower than the previous month's total supply of available inventory of 3,006, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Suburban Maryland Homes was \$380,000. This June, the median sale price was \$430,000, an increase of 13% or \$50,000 compared to last year. The current median sold price is 1% 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.

\*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

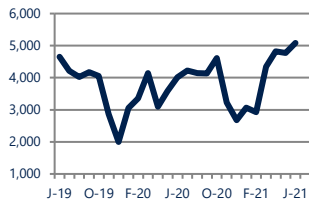
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





### New Listings

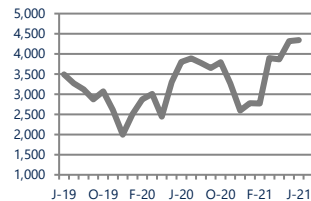
5,084



**Up 27%**  
Vs. Year Ago

### Current Contracts

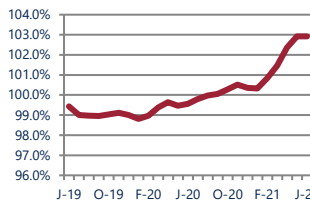
4,342



**Up 14%**  
Vs. Year Ago

### Sold Vs. List Price

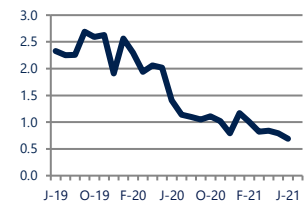
102.9%



**Up 3.4%**  
Vs. Year Ago

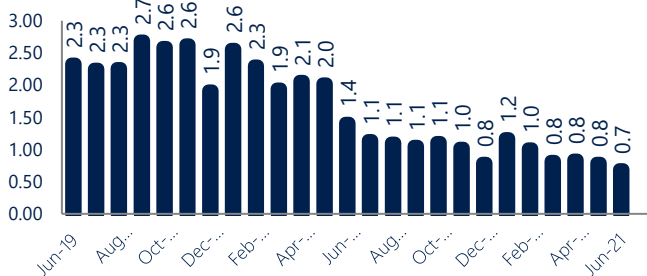
### Months of Supply

0.7



**Down -51%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

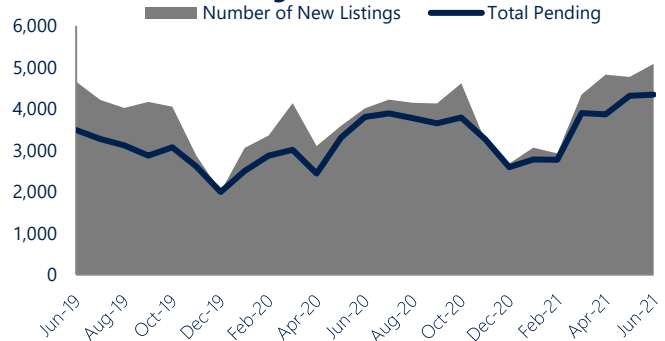
This month there were 5,084 homes newly listed for sale in Suburban Maryland compared to 4,017 in June 2020, an increase of 27%. There were 4,342 current contracts pending sale this June compared to 3,804 a year ago. The number of current contracts is 14% higher than last June.

### Months of Supply

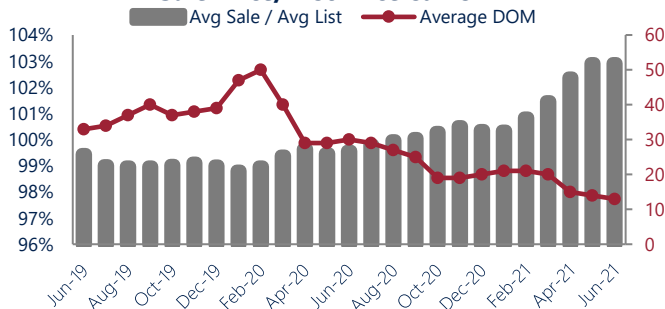
In June, there was 0.7 months of supply available in Suburban Maryland, compared to 1.4 in June 2020. That is a decrease of 51% versus a year ago.

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 Suburban Maryland was 102.9% of the average list price, which is 3.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 30, a decrease of 57%.



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