

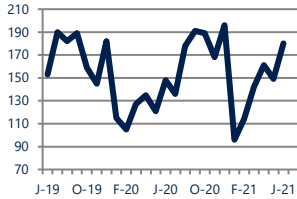


Focus On: Upper Marlboro Housing Market

June 2021

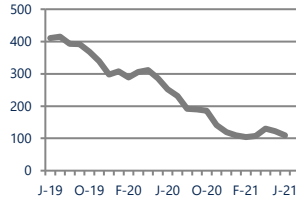
Zip Code(s): 20772 and 20774

Units Sold
180



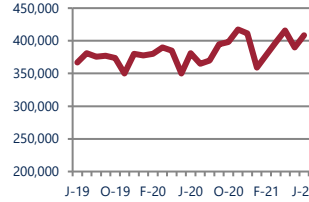
Up 22%
Vs. Year Ago

Active Inventory
109



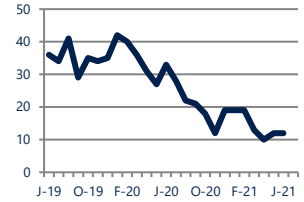
Down -57%
Vs. Year Ago

Median Sale Price
\$408,500



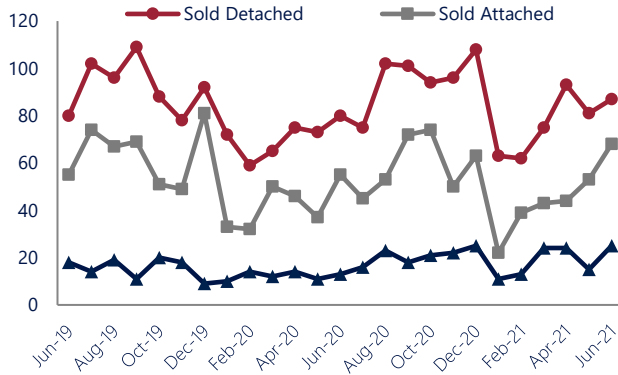
Up 7%
Vs. Year Ago

Days On Market
12



Down -64%
Vs. Year Ago

Units Sold*



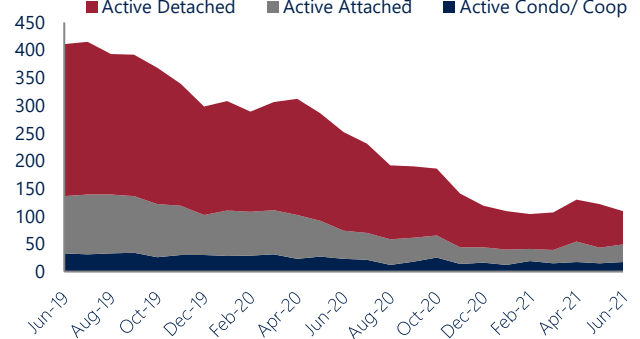
Units Sold

There was an increase in total units sold in June, with 180 sold this month in Upper Marlboro versus 149 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 143 units or 57%. The total number of active inventory this June was 109 compared to 252 in June 2020. This month's total of 109 is lower than the previous month's total supply of available inventory of 122, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Upper Marlboro Homes was \$381,000. This June, the median sale price was \$408,500, an increase of 7% or \$27,500 compared to last year. The current median sold price is 5% 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.

Upper Marlboro are defined as properties listed in zip code/s 20772 and 20774.

*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.





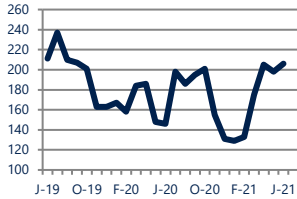
Focus On: Upper Marlboro Housing Market

June 2021

Zip Code(s): 20772 and 20774

New Listings

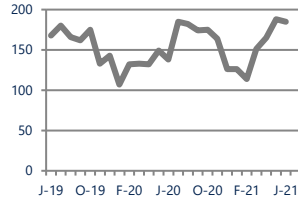
206



Up 41%
Vs. Year Ago

Current Contracts

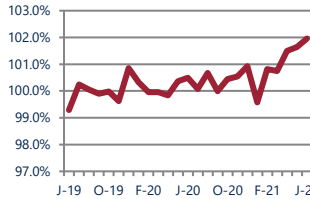
185



Up 34%
Vs. Year Ago

Sold Vs. List Price

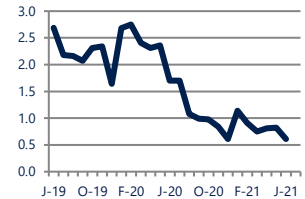
102.0%



Up 1.5%
Vs. Year Ago

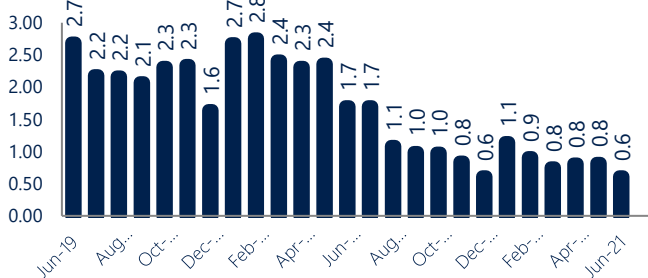
Months of Supply

0.6



Down -64%
Vs. Year Ago

Months Of Supply



Months of Supply

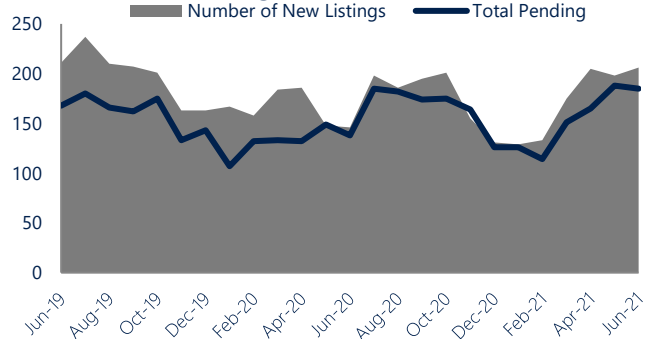
In June, there was 0.6 months of supply available in Upper Marlboro, compared to 1.7 in June 2020. That is a decrease of 64% versus a year ago.

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.

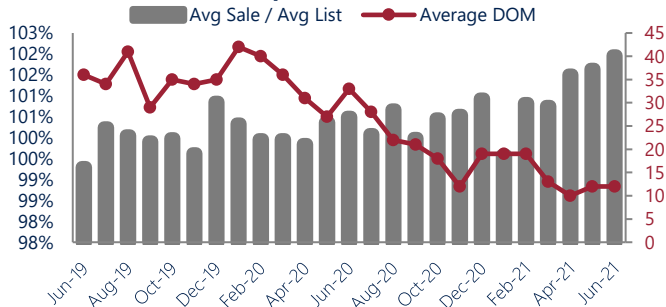
New Listings & Current Contracts

This month there were 206 homes newly listed for sale in Upper Marlboro compared to 146 in June 2020, an increase of 41%. There were 185 current contracts pending sale this June compared to 138 a year ago. The number of current contracts is 34% 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 Upper Marlboro was 102.0% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 33, a decrease of 64%.



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