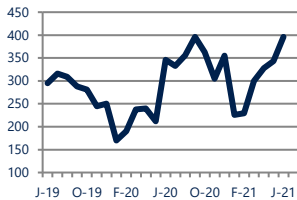




Units Sold

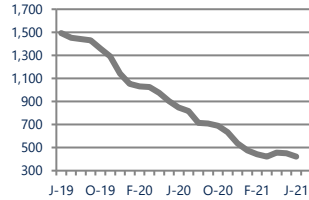
396



Up 14%
Vs. Year Ago

Active Inventory

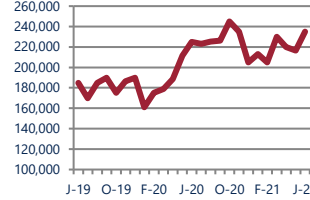
422



Down -50%
Vs. Year Ago

Median Sale Price

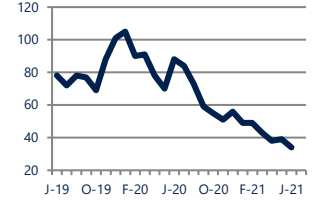
\$235,000



Up 4%
Vs. Year Ago

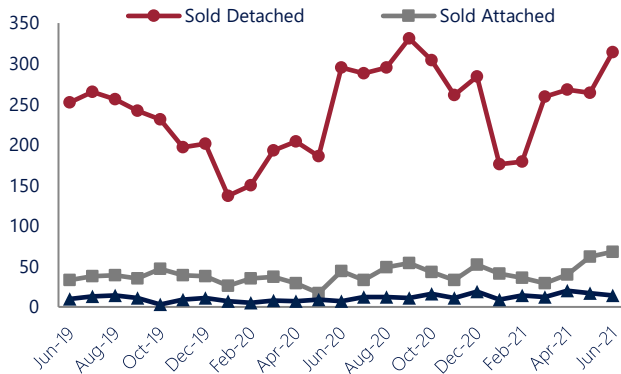
Days On Market

34



Down -61%
Vs. Year Ago

Units Sold*



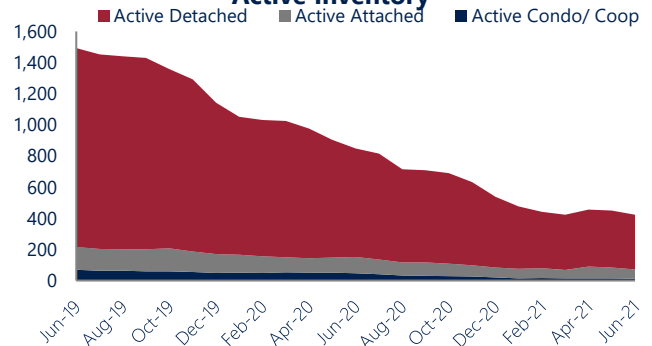
Units Sold

There was an increase in total units sold in June, with 396 sold this month in Western Maryland versus 343 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 14% versus June 2020.

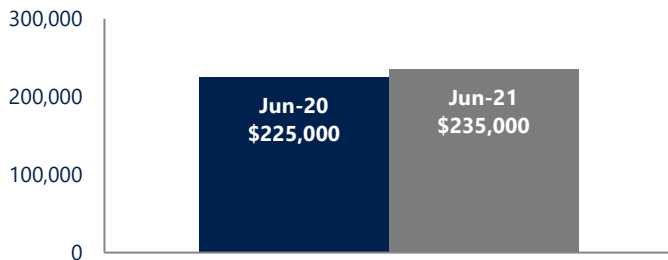
Active Inventory

Versus last year, the total number of homes available this month is lower by 426 units or 50%. The total number of active inventory this June was 422 compared to 848 in June 2020. This month's total of 422 is lower than the previous month's total supply of available inventory of 450, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Western Maryland Homes was \$225,000. This June, the median sale price was \$235,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 9% 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 Allegany, Garrett, and Washington in MD

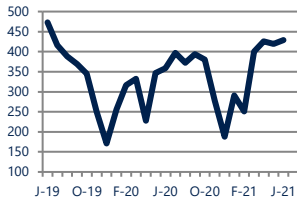
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

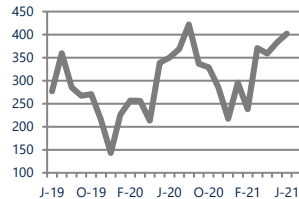
429



Up 19%
Vs. Year Ago

Current Contracts

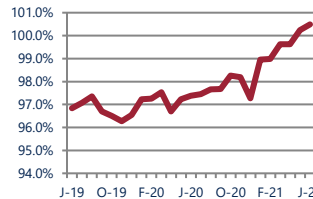
402



Up 15%
Vs. Year Ago

Sold Vs. List Price

100.5%



Up 3.2%
Vs. Year Ago

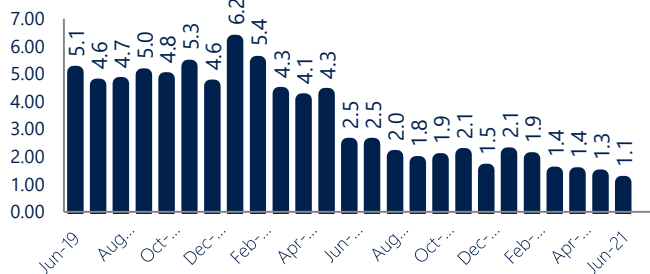
Months of Supply

1.1



Down -56%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 1.1 months of supply available in Western Maryland, compared to 2.5 in June 2020. That is a decrease of 57% versus a year ago.

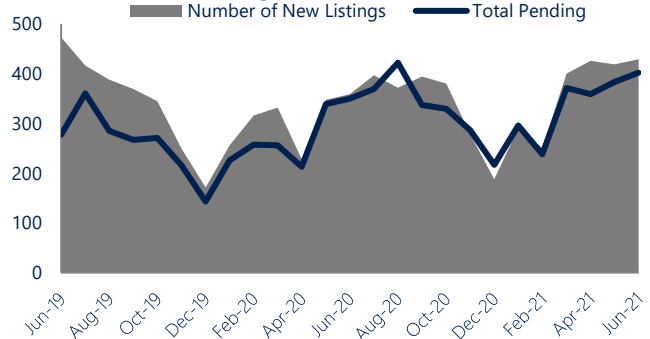
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

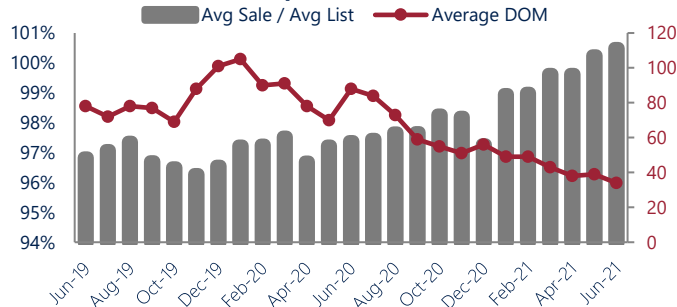
This month there were 429 homes newly listed for sale in Western Maryland compared to 359 in June 2020, an increase of 19%.

There were 402 current contracts pending sale this June compared to 350 a year ago. The number of current contracts is 15% 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 Western Maryland was 100.5% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 88, a decrease of 61%.

*Defined as the counties of Allegany, Garrett, and Washington 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.

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