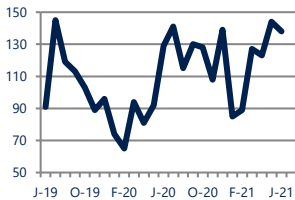


Focus On: Wicomico County Housing Market

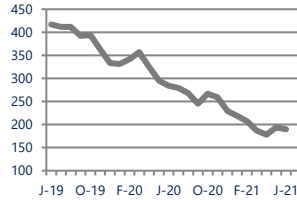
June 2021

Units Sold
138



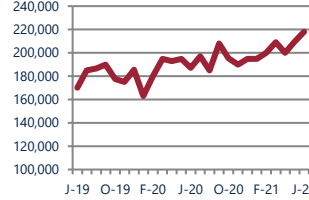
Up 7%
Vs. Year Ago

Active Inventory
190



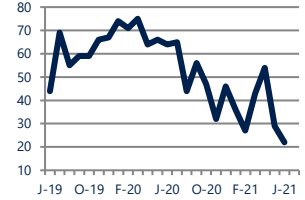
Down -33%
Vs. Year Ago

Median Sale Price
\$218,000



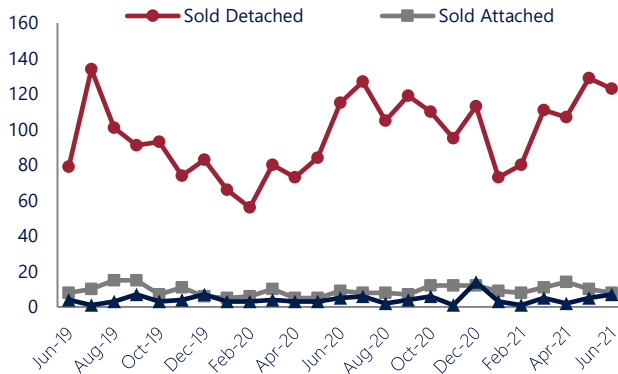
Up 17%
Vs. Year Ago

Days On Market
22



Down -66%
Vs. Year Ago

Units Sold*



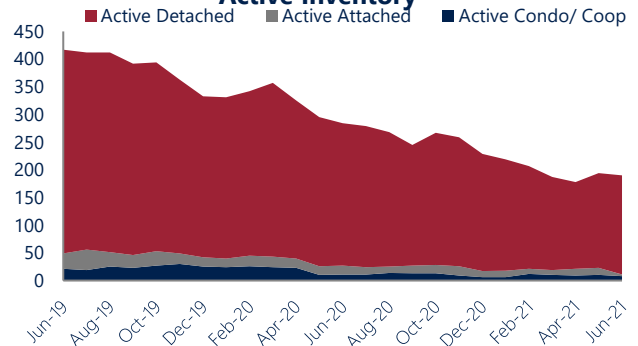
Units Sold

There was a decrease in total units sold in June, with 138 sold this month in Wicomico County versus 144 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 33%. The total number of active inventory this June was 190 compared to 284 in June 2020. This month's total of 190 is lower than the previous month's total supply of available inventory of 194, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Wicomico County Homes was \$187,000. This June, the median sale price was \$218,000, an increase of 17% or \$31,000 compared to last year. The current median sold price is 4% 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.



*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.



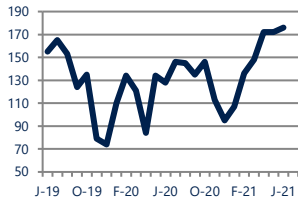


Focus On: **Wicomico County Housing Market**

June 2021

New Listings

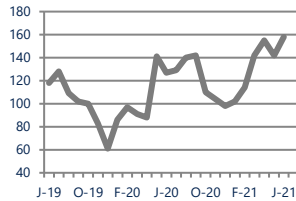
176



Up 38%
Vs. Year Ago

Current Contracts

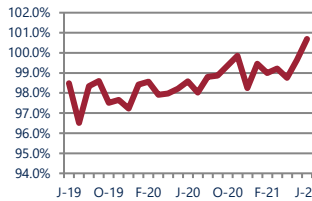
158



Up 24%
Vs. Year Ago

Sold Vs. List Price

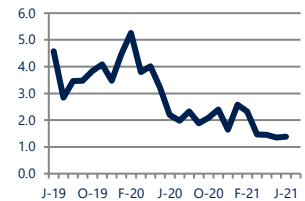
100.7%



Up 2.1%
Vs. Year Ago

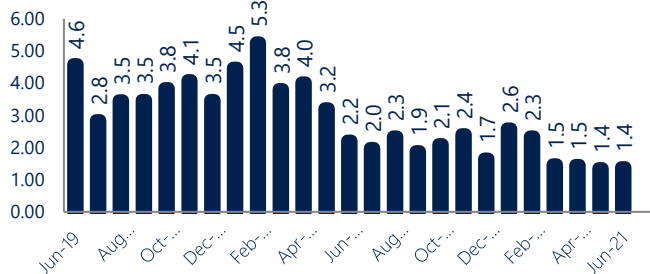
Months of Supply

1.4



Down -37%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

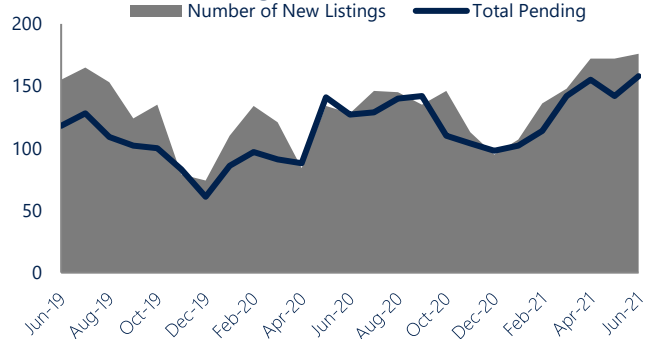
This month there were 176 homes newly listed for sale in Wicomico County compared to 128 in June 2020, an increase of 38%. There were 158 current contracts pending sale this June compared to 127 a year ago. The number of current contracts is 24% higher than last June.

Months of Supply

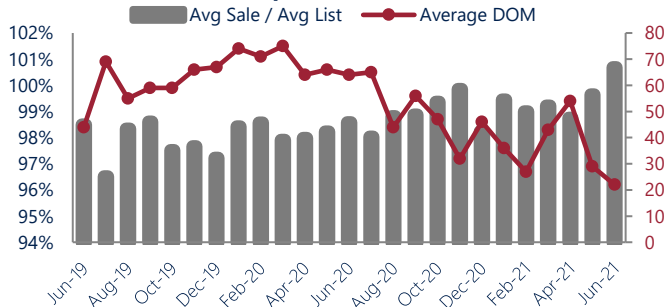
In June, there was 1.4 months of supply available in Wicomico County, compared to 2.2 in June 2020. That is a decrease of 37% versus a year ago.

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 Wicomico County was 100.7% 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 22, lower than the average last year, which was 64, a decrease of 66%.



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