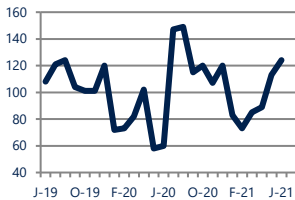




Units Sold

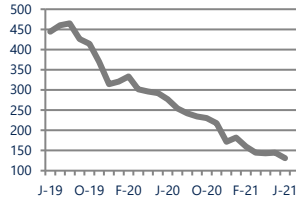
124



Up
Vs. Year Ago

Active Inventory

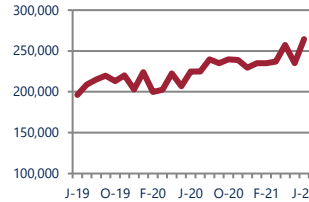
131



Down -53%
Vs. Year Ago

Median Sale Price

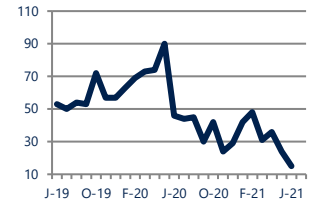
\$264,500



Up 18%
Vs. Year Ago

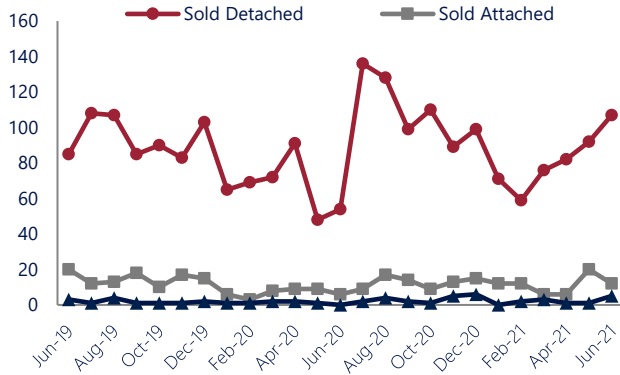
Days On Market

15



Down -67%
Vs. Year Ago

Units Sold*



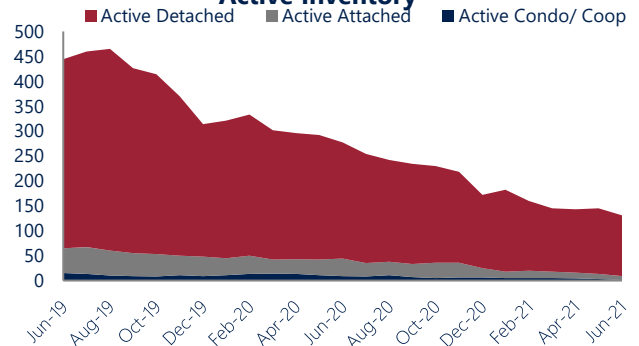
Units Sold

There was an increase in total units sold in June, with 124 sold this month in Adams County. This month's total units sold was higher than at this time last year.

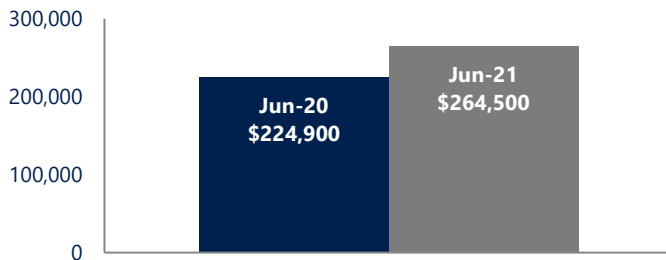
Active Inventory

Versus last year, the total number of homes available this month is lower by 146 units or 53%. The total number of active inventory this June was 131 compared to 277 in June 2020. This month's total of 131 is lower than the previous month's total supply of available inventory of 145, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Adams County Homes was \$224,900. This June, the median sale price was \$264,500, an increase of 18% or \$39,600 compared to last year. The current median sold price is 13% 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.



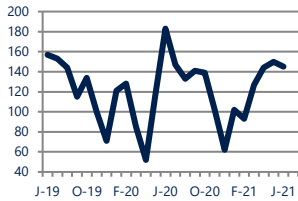
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

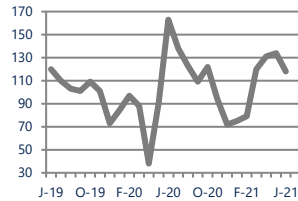
145



Down -21%
Vs. Year Ago

Current Contracts

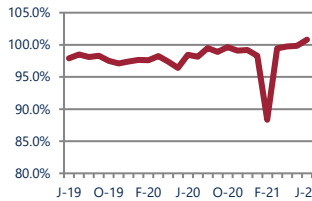
118



Down -28%
Vs. Year Ago

Sold Vs. List Price

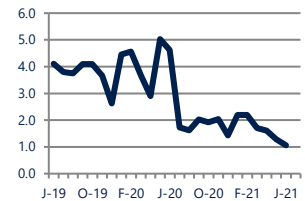
100.8%



Up 2.4%
Vs. Year Ago

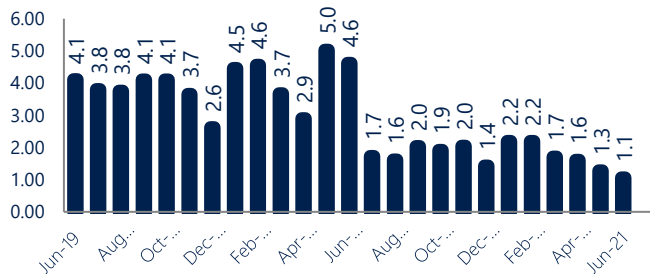
Months of Supply

1.1



Down -77%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

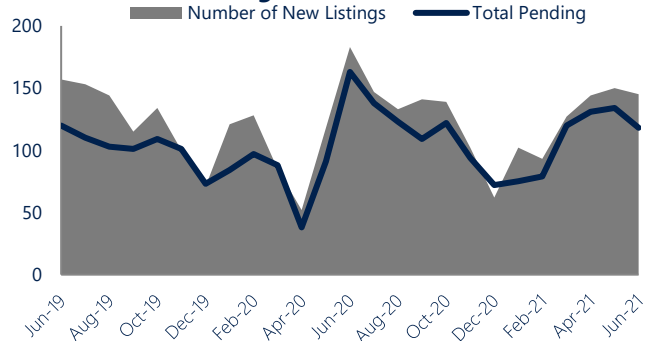
This month there were 145 homes newly listed for sale in Adams County compared to 183 in June 2020, a decrease of 21%. There were 118 current contracts pending sale this June compared to 163 a year ago. The number of current contracts is 28% lower than last June.

Months of Supply

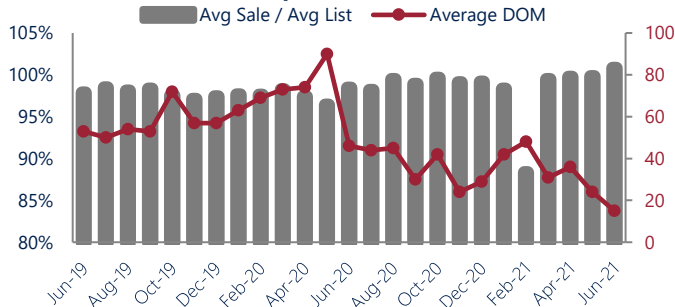
In June, there was 1.1 months of supply available in Adams County, compared to 4.6 in June 2020. That is a decrease of 77% versus a year ago.

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 Adams County was 100.8% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 46, a decrease of 67%.



*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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