



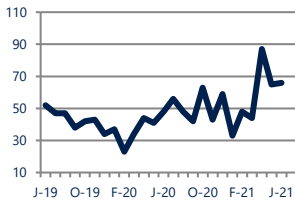
Focus On: Glencarlyn Housing Market

June 2021

Zip Code(s): 22204

Units Sold

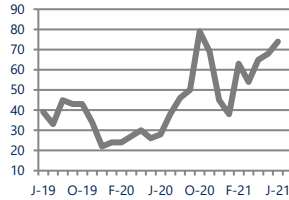
66



Up
Vs. Year Ago

Active Inventory

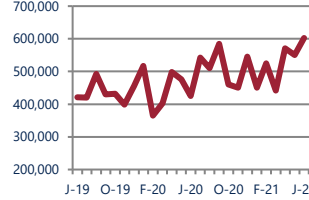
74



Up 164%
Vs. Year Ago

Median Sale Price

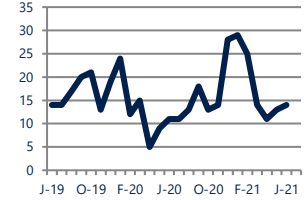
\$602,500



Up
Vs. Year Ago

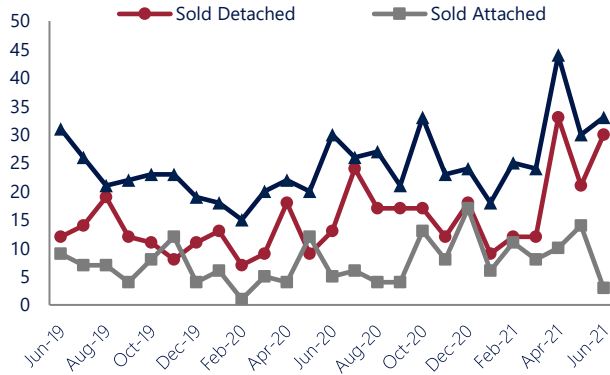
Days On Market

14



Up 27%
Vs. Year Ago

Units Sold*



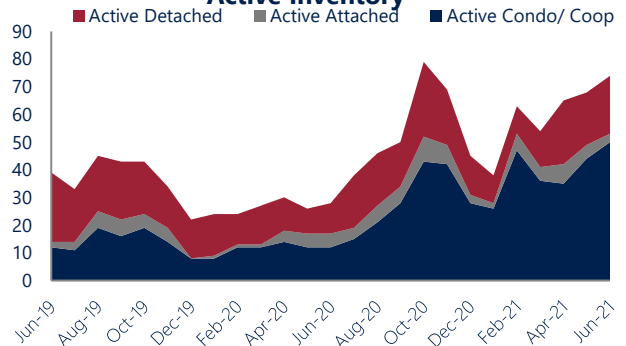
Units Sold

There was an increase in total units sold in June, with 66 sold this month in Glencarlyn. 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 higher by 46 units or 164%. The total number of active inventory this June was 74 compared to 28 in June 2020. This month's total of 74 is higher than the previous month's total supply of available inventory of 68, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Glencarlyn Homes was \$425,000. This June, the median sale price was \$602,500, an increase of \$177,500 compared to last year. The current median sold price is 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.

Glencarlyn are defined as properties listed in zip code/s 22204.

*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.



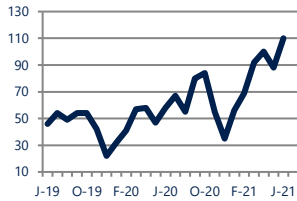
Focus On: Glencarlyn Housing Market

June 2021

Zip Code(s): 22204

New Listings

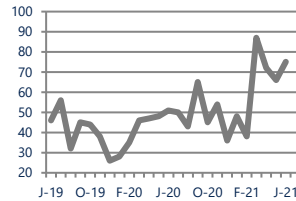
110



Up 90%
Vs. Year Ago

Current Contracts

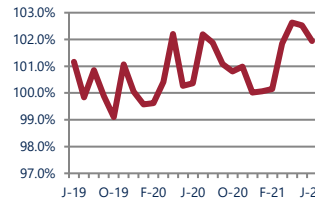
75



Up 47%
Vs. Year Ago

Sold Vs. List Price

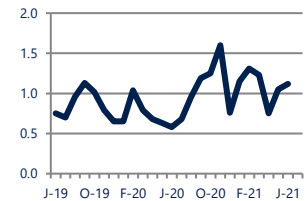
101.9%



Up 1.6%
Vs. Year Ago

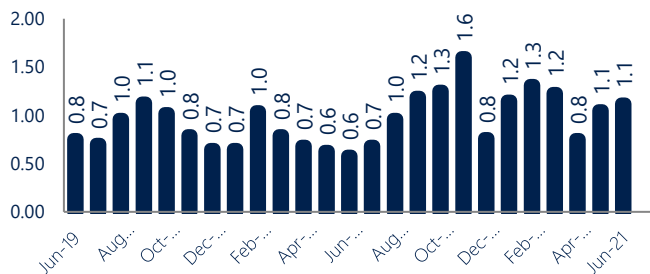
Months of Supply

1.1



Up 93%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

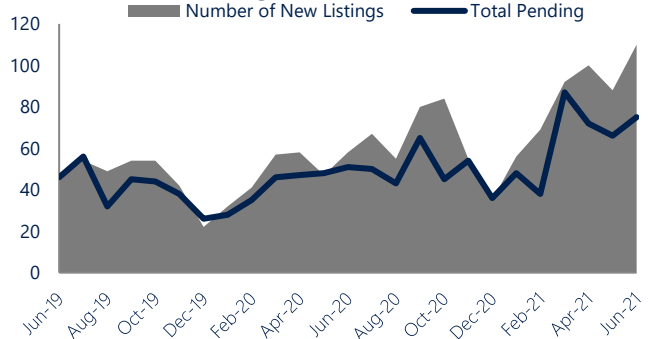
This month there were 110 homes newly listed for sale in Glencarlyn compared to 58 in June 2020, an increase of 90%. There were 75 current contracts pending sale this June compared to 51 a year ago. The number of current contracts is 47% higher than last June.

Months of Supply

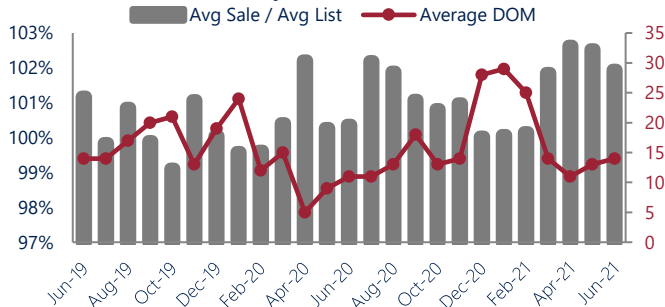
In June, there was 1.1 months of supply available in Glencarlyn, compared to 0.6 in June 2020. That is an increase of 92% versus a year ago.

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 Glencarlyn was 101.9% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 11, an increase of 27%.



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