



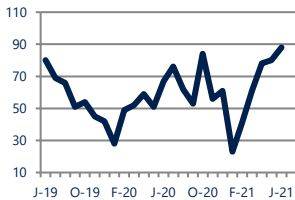
Focus On: Warrenton and New Baltimore Housing Market

June 2021

Zip Code(s): 20186, 20187 and 20188

Units Sold

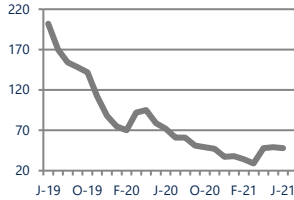
88



Up 31%
 Vs. Year Ago

Active Inventory

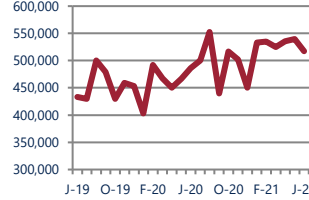
48



Down -33%
 Vs. Year Ago

Median Sale Price

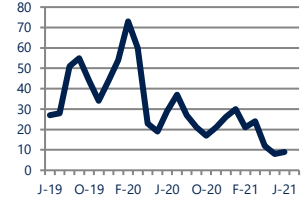
\$517,000



Up 6%
 Vs. Year Ago

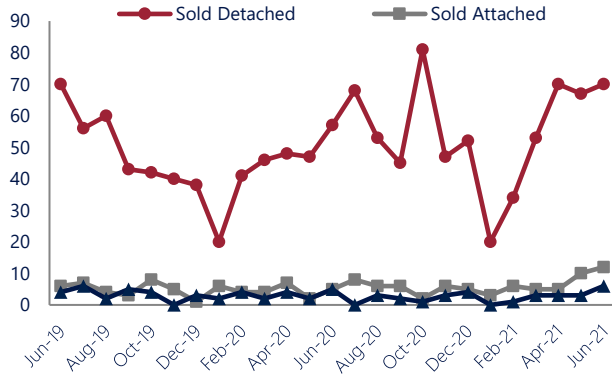
Days On Market

9



Down -69%
 Vs. Year Ago

Units Sold*



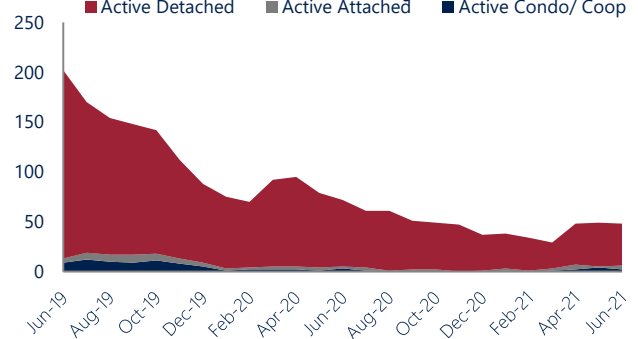
Units Sold

There was an increase in total units sold in June, with 88 sold this month in Warrenton and New Baltimore versus 80 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2020.

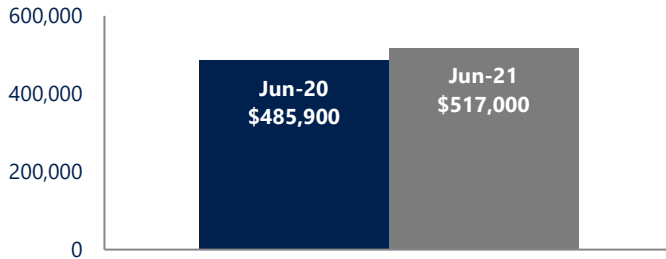
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 33%. The total number of active inventory this June was 48 compared to 72 in June 2020. This month's total of 48 is lower than the previous month's total supply of available inventory of 49, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Warrenton and New Baltimore Homes was \$485,900. This June, the median sale price was \$517,000, an increase of 6% or \$31,100 compared to last year. The current median sold price is 4% lower 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.

Warrenton and New Baltimore are defined as properties listed in zip code/s 20186, 20187 and 20188.

*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.





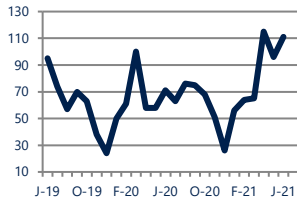
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June 2021

Zip Code(s): 20186, 20187 and 20188

New Listings

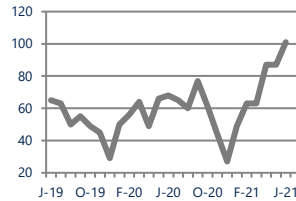
111



Up 56%
Vs. Year Ago

Current Contracts

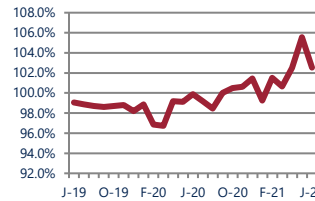
101



Up 49%
Vs. Year Ago

Sold Vs. List Price

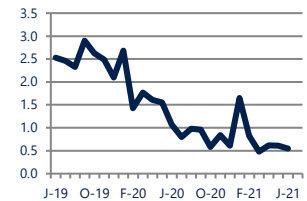
102.5%



Up 2.7%
Vs. Year Ago

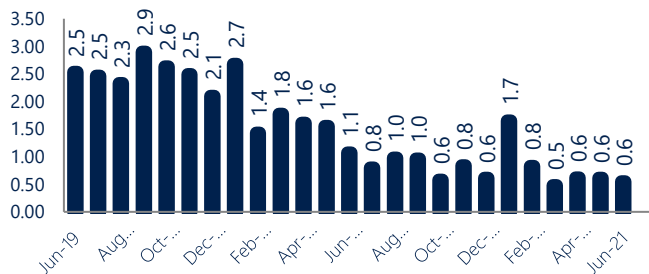
Months of Supply

0.6



Down -49%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

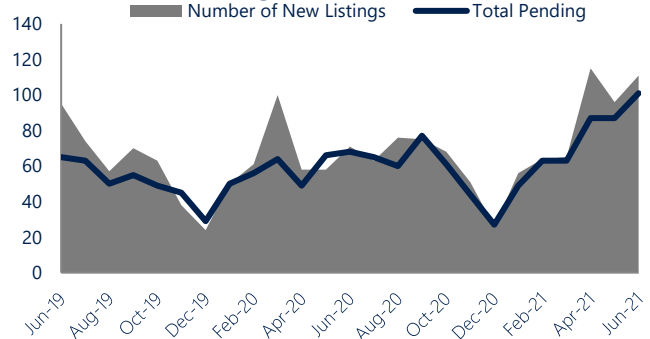
This month there were 111 homes newly listed for sale in Warrenton and New Baltimore compared to 71 in June 2020, an increase of 56%. There were 101 current contracts pending sale this June compared to 68 a year ago. The number of current contracts is 49% higher than last June.

Months of Supply

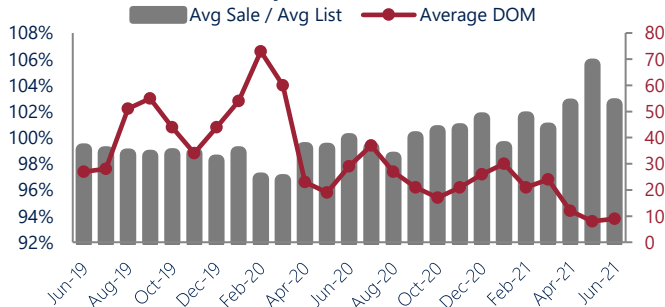
In June, there was 0.5 months of supply available in Warrenton and New Baltimore, compared to 1.1 in June 2020. That is a decrease of 49% versus a year ago.

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 Warrenton and New Baltimore was 102.5% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 29, a decrease of 69%.

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