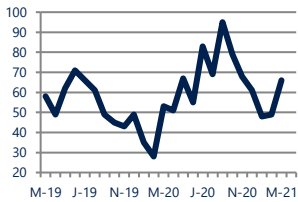




Zip Code(s): 20175

**Units Sold**

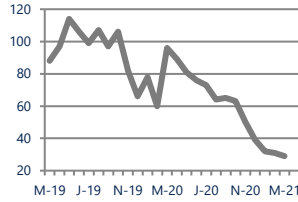
**66**



**Up 25%**  
Vs. Year Ago

**Active Inventory**

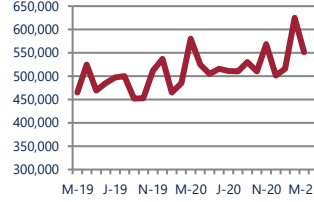
**29**



**Down -70%**  
Vs. Year Ago

**Median Sale Price**

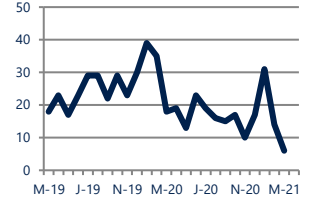
**\$551,250**



**Down -5%**  
Vs. Year Ago

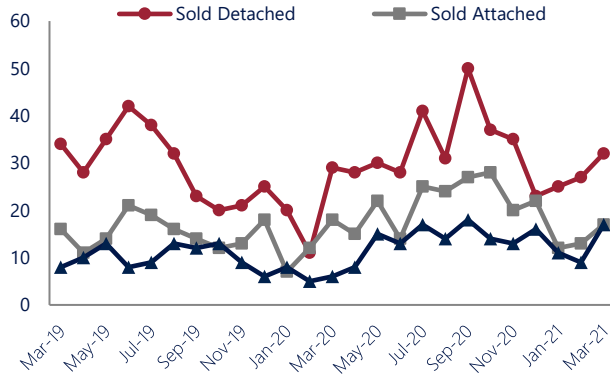
**Days On Market**

**6**



**Down -67%**  
Vs. Year Ago

**Units Sold\***



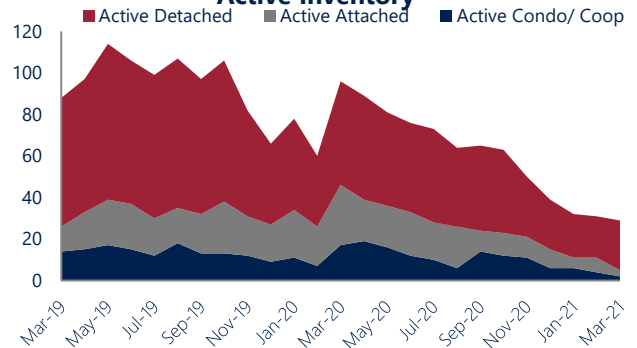
**Units Sold**

There was an increase in total units sold in March, with 66 sold this month in Woodburn, Gledsville, and Oatlands versus 49 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 25% versus March 2020.

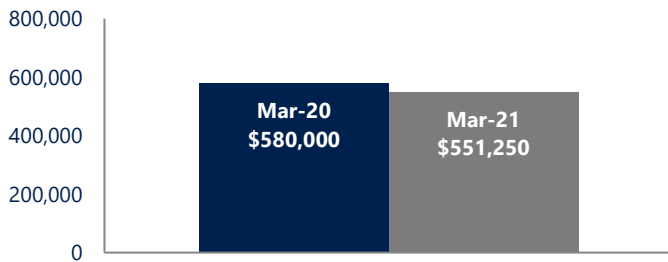
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 67 units or 70%. The total number of active inventory this March was 29 compared to 96 in March 2020. This month's total of 29 is lower than the previous month's total supply of available inventory of 31, a decrease of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Woodburn, Gledsville, and Oatlands Homes was \$580,000. This March, the median sale price was \$551,250, a decrease of 5% or \$28,750 compared to last year. The current median sold price is 12% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Woodburn, Gledsville, and Oatlands are defined as properties listed in zip code/s 20175.

\*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.

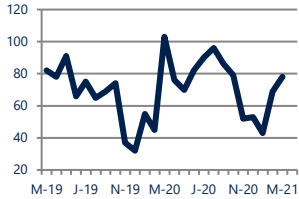




Zip Code(s): 20175

### New Listings

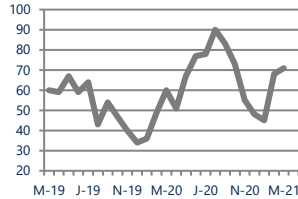
78



Down -24%  
Vs. Year Ago

### Current Contracts

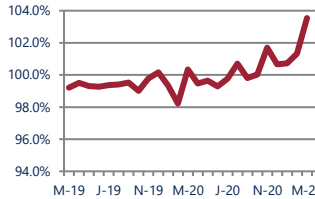
71



Up 18%  
Vs. Year Ago

### Sold Vs. List Price

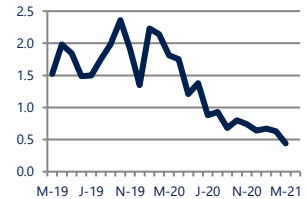
103.5%



Up 3.2%  
Vs. Year Ago

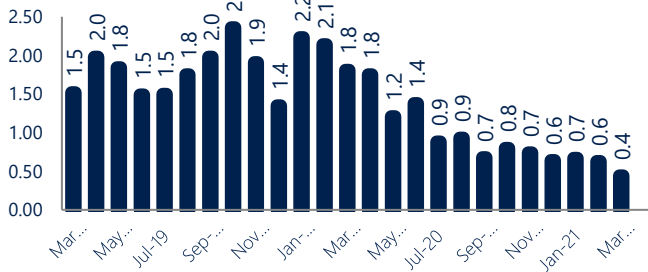
### Months of Supply

0.4



Down -76%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

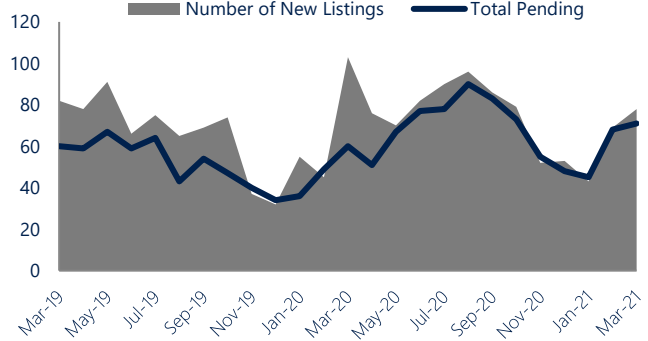
In March, there was 0.4 months of supply available in Woodburn, Gledsville, and Oatlands, compared to 1.8 in March 2020. That is a decrease of 76% versus a year ago.

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.

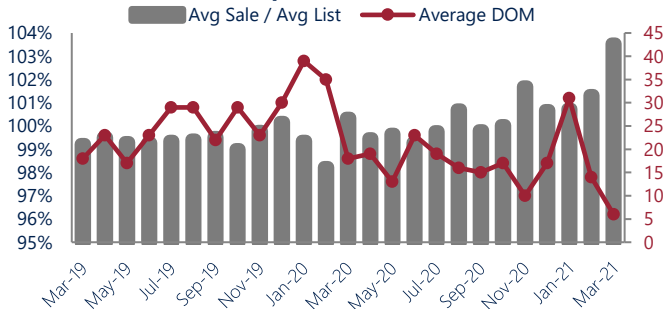
### New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Woodburn, Gledsville, and Oatlands compared to 103 in March 2020, a decrease of 24%. There were 71 current contracts pending sale this March compared to 60 a year ago. The number of current contracts is 18% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Woodburn, Gledsville, and Oatlands was 103.5% of the average list price, which is 3.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 18, a decrease of 67%.

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