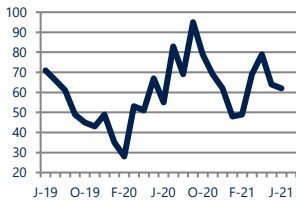




Zip Code(s): 20175

Units Sold

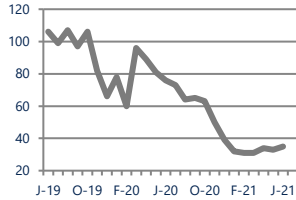
62



Up 13%
Vs. Year Ago

Active Inventory

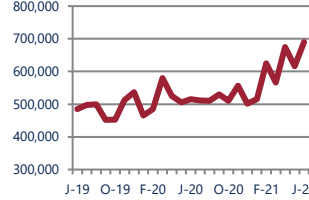
35



Down -54%
Vs. Year Ago

Median Sale Price

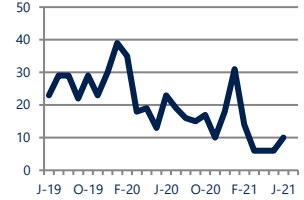
\$690,000



Up 34%
Vs. Year Ago

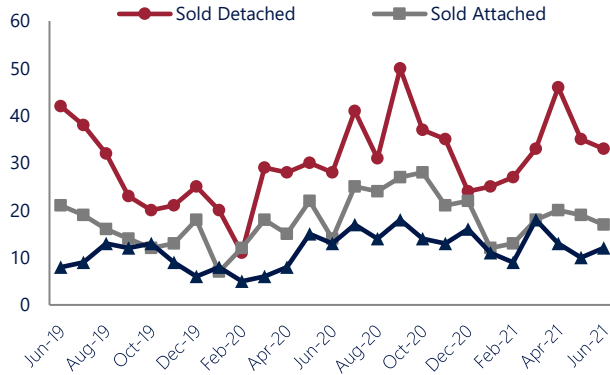
Days On Market

10



Down -57%
Vs. Year Ago

Units Sold*



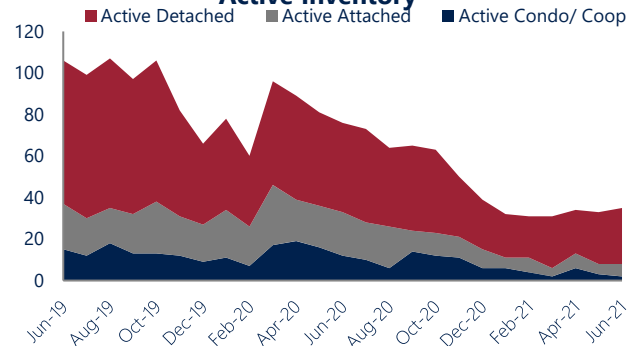
Units Sold

There was a decrease in total units sold in June, with 62 sold this month in Woodburn, Gledsville, and Oatlands versus 64 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 54%. The total number of active inventory this June was 35 compared to 76 in June 2020. This month's total of 35 is higher than the previous month's total supply of available inventory of 33, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Woodburn, Gledsville, and Oatlands Homes was \$515,600. This June, the median sale price was \$690,000, an increase of \$174,400 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.

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.

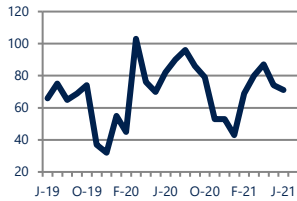




Zip Code(s): 20175

New Listings

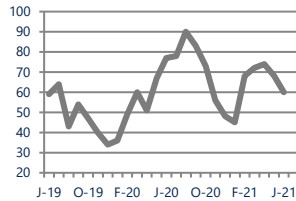
71



Down -13%
Vs. Year Ago

Current Contracts

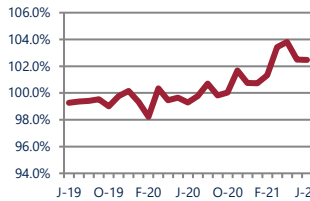
60



Down -22%
Vs. Year Ago

Sold Vs. List Price

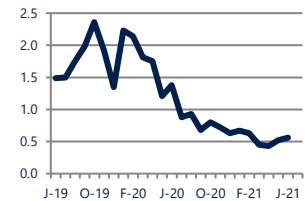
102.5%



Up 3.2%
Vs. Year Ago

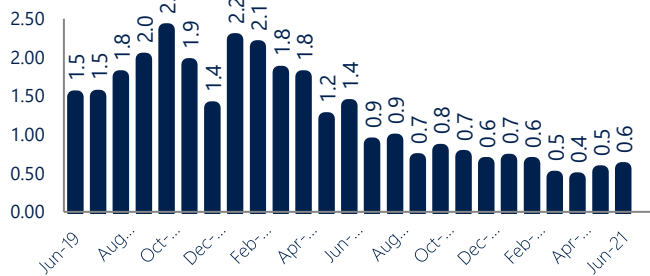
Months of Supply

0.6



Down -59%
Vs. Year Ago

Months of Supply



Months of Supply

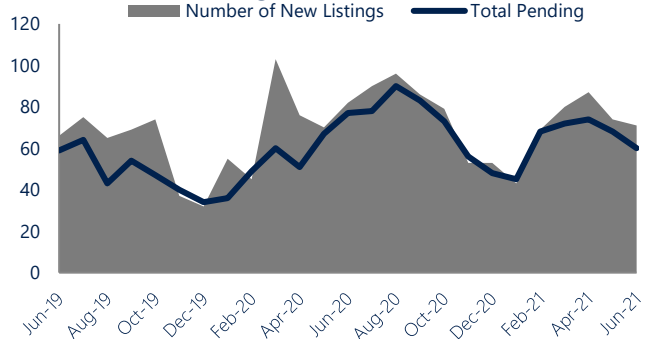
In June, there was 0.6 months of supply available in Woodburn, Gledsville, and Oatlands, compared to 1.4 in June 2020. That is a decrease of 59% versus a year ago.

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.

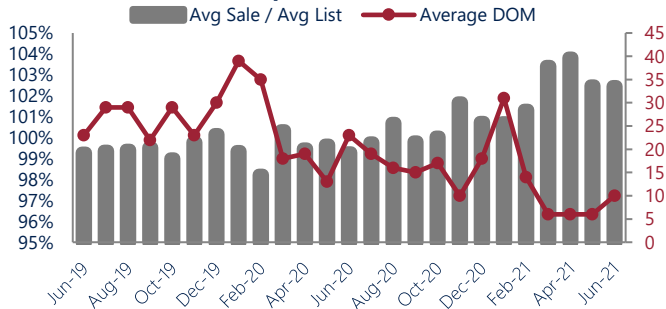
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Woodburn, Gledsville, and Oatlands compared to 82 in June 2020, a decrease of 13%. There were 60 current contracts pending sale this June compared to 77 a year ago. The number of current contracts is 22% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Woodburn, Gledsville, and Oatlands was 102.5% 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 10, lower than the average last year, which was 23, a decrease of 57%.



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