



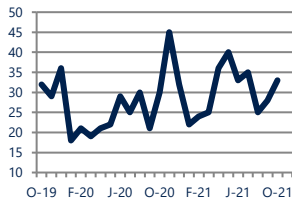
Focus On: Beltsville Housing Market

October 2021

Zip Code(s): 20705

Units Sold

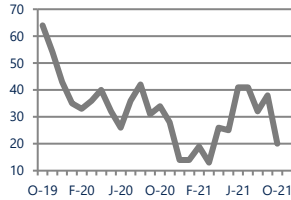
33



Up 10%
Vs. Year Ago

Active Inventory

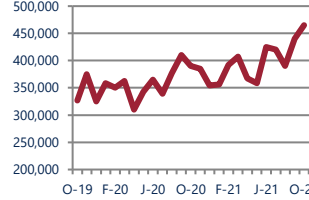
20



Down -41%
Vs. Year Ago

Median Sale Price

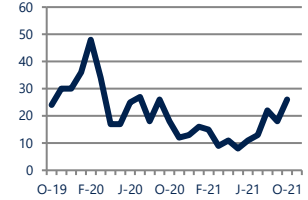
\$465,000



Up 19%
Vs. Year Ago

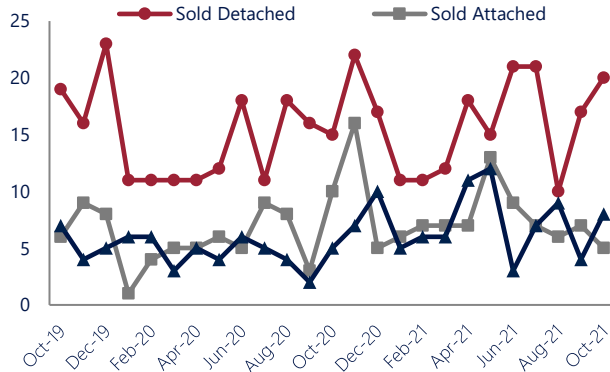
Days On Market

26



Up 44%
Vs. Year Ago

Units Sold*



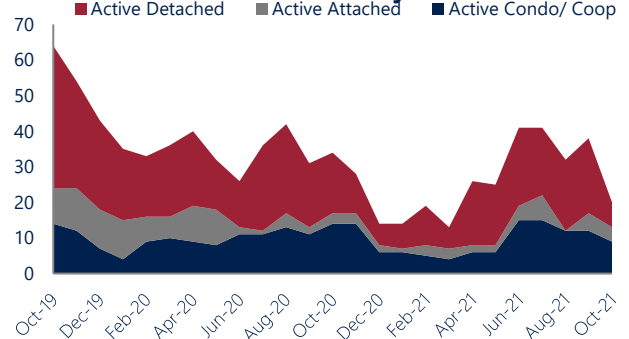
Units Sold

There was an increase in total units sold in October, with 33 sold this month in Beltsville versus 28 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 10% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 41%. The total number of active inventory this October was 20 compared to 34 in October 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 38, a decrease of 47%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Beltsville Homes was \$390,000. This October, the median sale price was \$465,000, an increase of 19% or \$75,000 compared to last year. The current median sold price is 6% higher than in September.

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

Beltsville are defined as properties listed in zip code/s 20705.

*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.





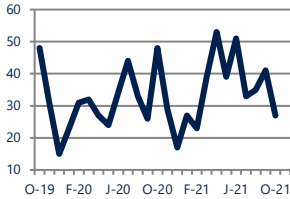
Focus On: Beltsville Housing Market

October 2021

Zip Code(s): 20705

New Listings

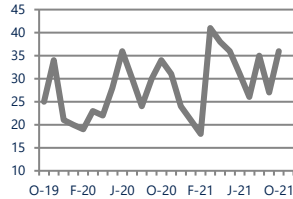
27



Down -44%
Vs. Year Ago

Current Contracts

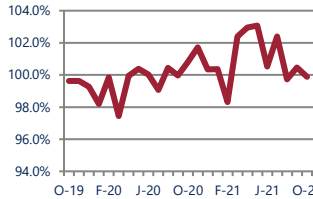
36



Up 6%
Vs. Year Ago

Sold Vs. List Price

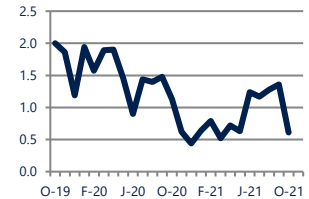
99.9%



Down -0.9%
Vs. Year Ago

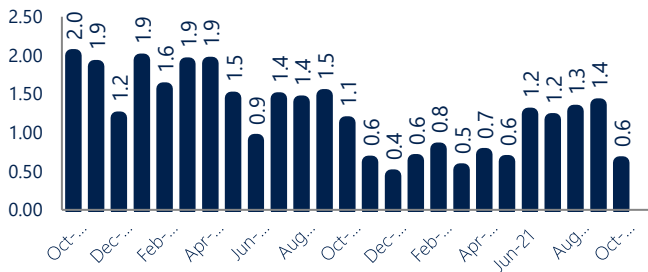
Months of Supply

0.6



Down -46%
Vs. Year Ago

Months Of Supply



Months of Supply

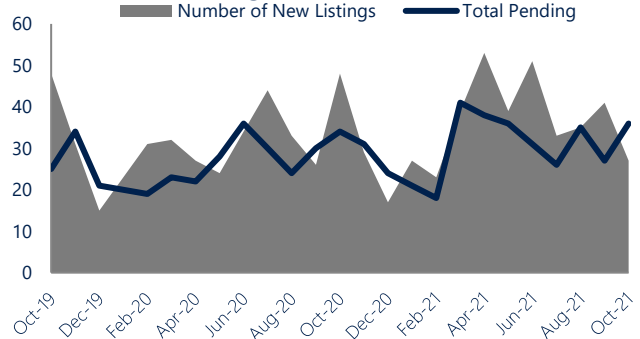
In October, there was 0.6 months of supply available in Beltsville, compared to 1.1 in October 2020. That is a decrease of 47% versus a year ago.

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.

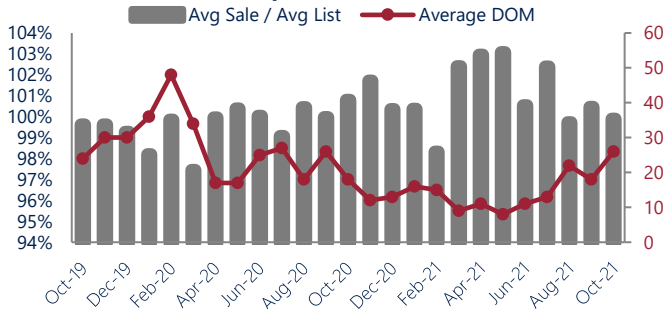
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Beltsville compared to 48 in October 2020, a decrease of 44%. There were 36 current contracts pending sale this October compared to 34 a year ago. The number of current contracts is 6% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Beltsville was 99.9% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 18, an increase of 44%.

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