



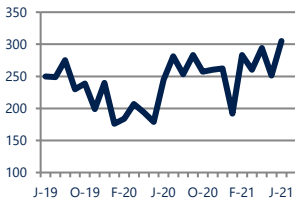
Focus On: Hyattsville, Brentwood, Bladensburg, and Mount Rainier Housing Market

June 2021

Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

Units Sold

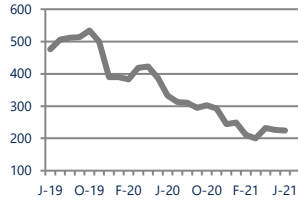
305



Up 24%
Vs. Year Ago

Active Inventory

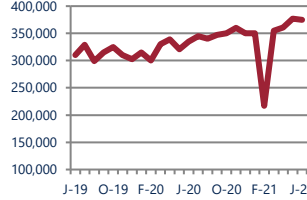
224



Down -33%
Vs. Year Ago

Median Sale Price

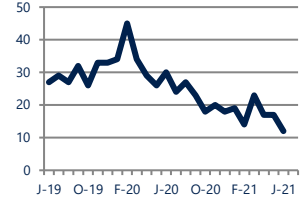
\$375,000



Up 12%
Vs. Year Ago

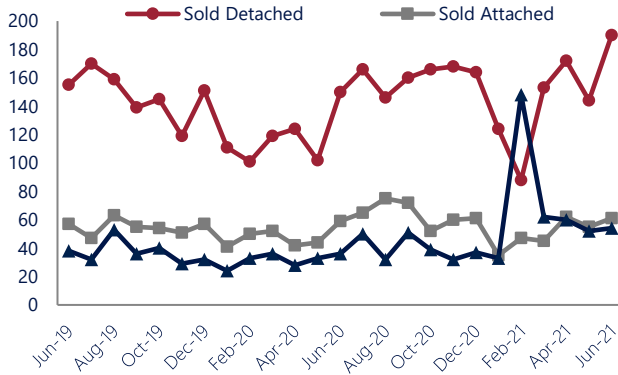
Days On Market

12



Down -60%
Vs. Year Ago

Units Sold*



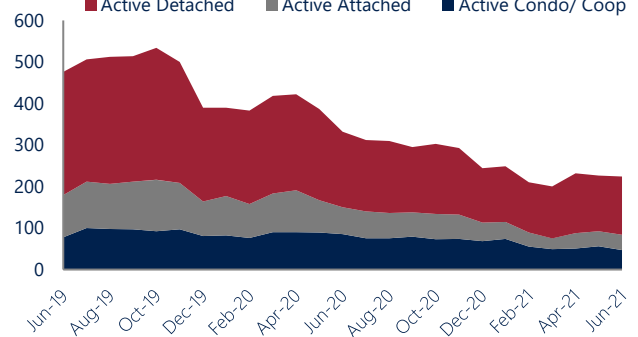
Units Sold

There was an increase in total units sold in June, with 305 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 251 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 108 units or 33%. The total number of active inventory this June was 224 compared to 332 in June 2020. This month's total of 224 is lower than the previous month's total supply of available inventory of 226, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$335,000. This June, the median sale price was \$375,000, an increase of 12% or \$40,000 compared to last year. The current median sold price is 1% 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.

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*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.

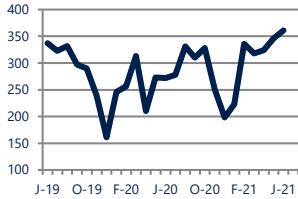




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New Listings

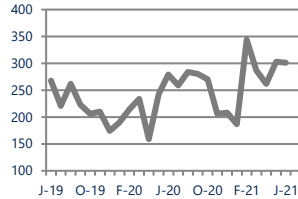
361



Up 33%
Vs. Year Ago

Current Contracts

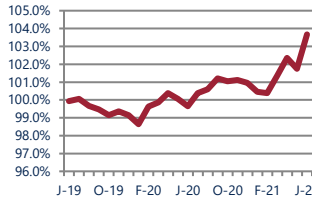
301



Up 8%
Vs. Year Ago

Sold Vs. List Price

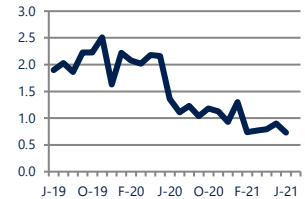
103.7%



Up 4%
Vs. Year Ago

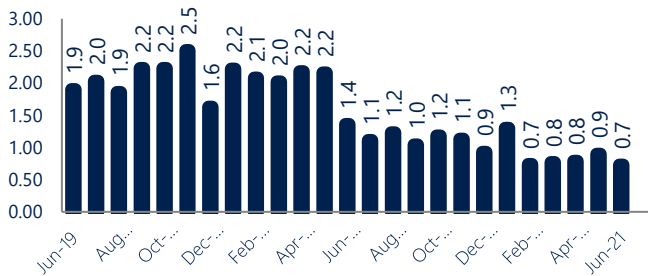
Months of Supply

0.7



Down -46%
Vs. Year Ago

Months of Supply



Months of Supply

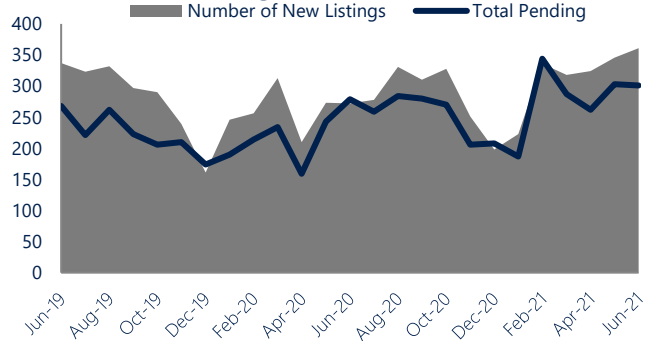
In June, there was 0.7 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 1.4 in June 2020. That is a decrease of 46% versus a year ago.

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.

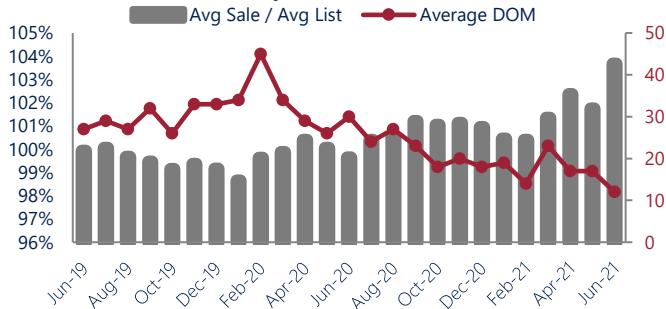
New Listings & Current Contracts

This month there were 361 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 272 in June 2020, an increase of 33%. There were 301 current contracts pending sale this June compared to 279 a year ago. The number of current contracts is 8% higher 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 Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 103.7% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 30, a decrease of 60%.



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