



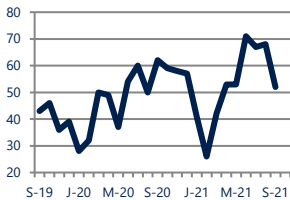
Focus On: Lusby and Solomons Island Housing Market

September 2021

Zip Code(s): 20657, 20688 and 20629

Units Sold

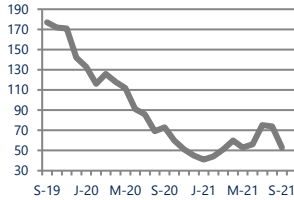
52



Down -16%
Vs. Year Ago

Active Inventory

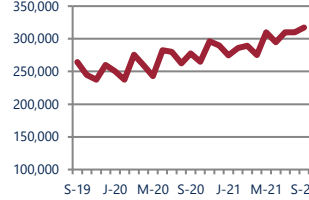
53



Down -27%
Vs. Year Ago

Median Sale Price

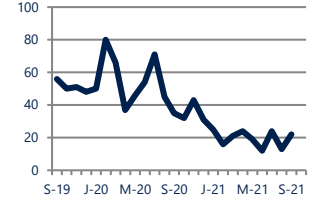
\$317,250



Up 14%
Vs. Year Ago

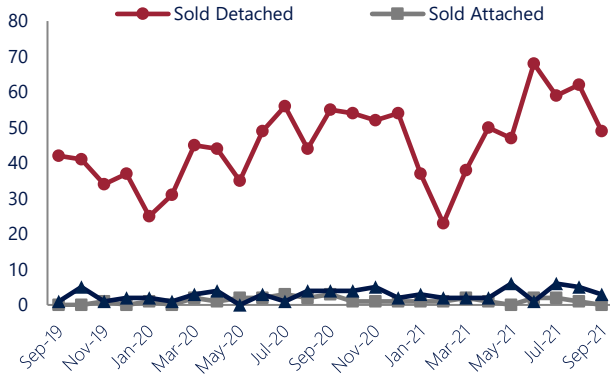
Days On Market

22



Down -37%
Vs. Year Ago

Units Sold*



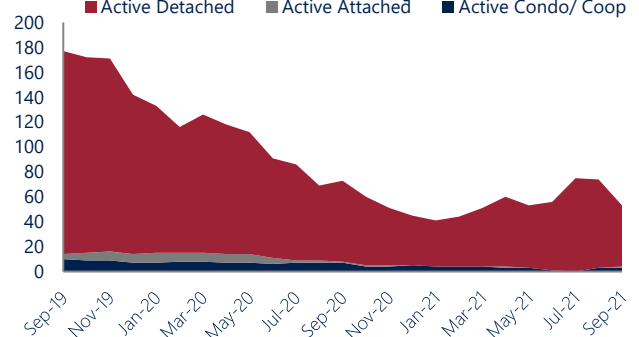
Units Sold

There was a decrease in total units sold in September, with 52 sold this month in Lusby and Solomons Island versus 68 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2020.

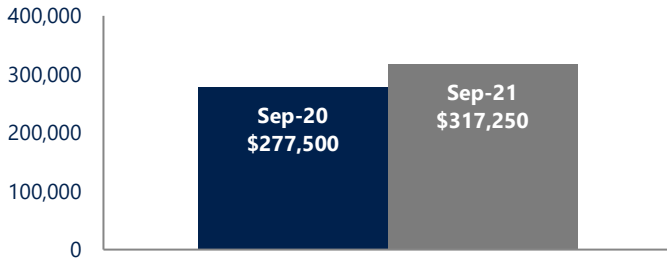
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 27%. The total number of active inventory this September was 53 compared to 73 in September 2020. This month's total of 53 is lower than the previous month's total supply of available inventory of 74, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Lusby and Solomons Island Homes was \$277,500. This September, the median sale price was \$317,250, an increase of 14% or \$39,750 compared to last year. The current median sold price is 2% higher than in August.

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

Lusby and Solomons Island are defined as properties listed in zip code/s 20657, 20688 and 20629.

*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.





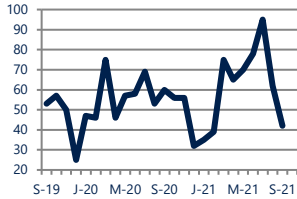
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September 2021

Zip Code(s): 20657, 20688 and 20629

New Listings

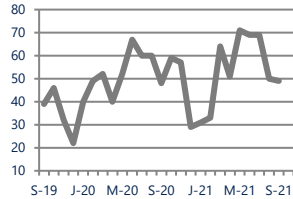
42



Down -30%
Vs. Year Ago

Current Contracts

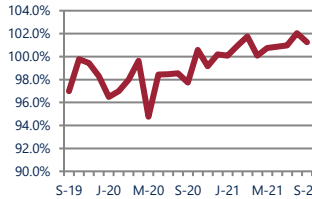
49



Up 2%
Vs. Year Ago

Sold Vs. List Price

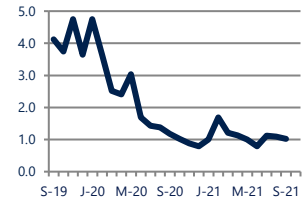
101.3%



Up 3.6%
Vs. Year Ago

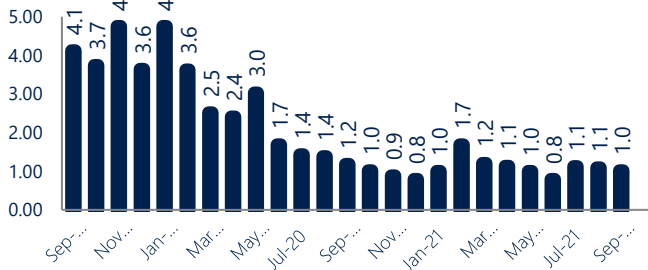
Months of Supply

1.0



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

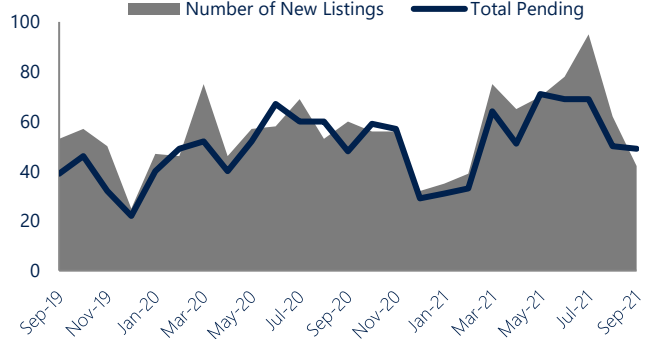
In September, there was 1.0 months of supply available in Lusby and Solomons Island, compared to 1.2 in September 2020. That is a decrease of 13% versus a year ago.

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.

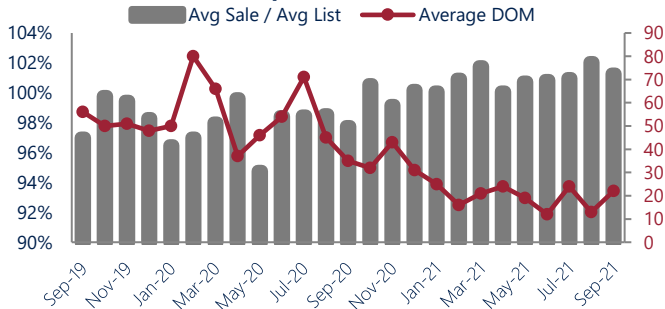
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Lusby and Solomons Island compared to 60 in September 2020, a decrease of 30%. There were 49 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 2% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Lusby and Solomons Island was 101.3% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 35, a decrease of 37%.

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