

THE LONG & FOSTER MARKET MINUTE™

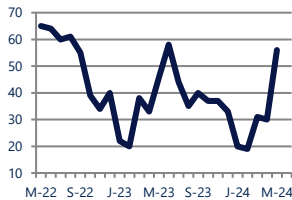
FOCUS ON: **MIDDLETOWN, MYERSVILLE, AND KNOXVILLE HOUSING MARKET**

MAY 2024

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

Units Sold

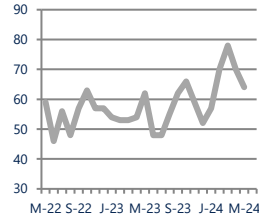
56



Up 22%
Vs. Year Ago

Active Inventory

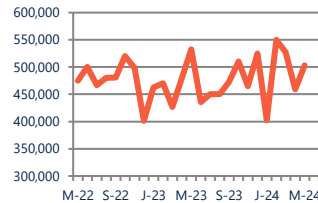
64



Up 3%
Vs. Year Ago

Median Sale Price

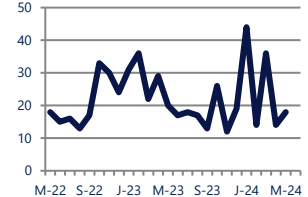
\$503,000



Down -6%
Vs. Year Ago

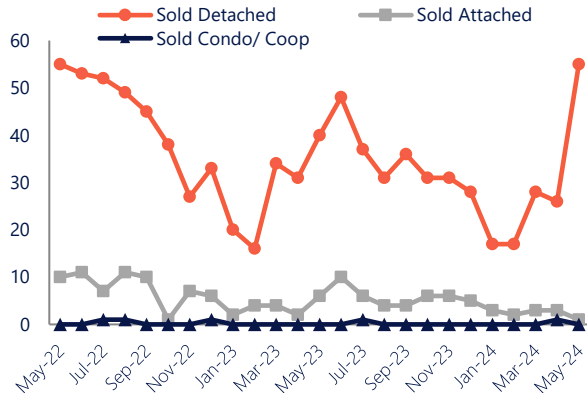
Days On Market

18



Down -10%
Vs. Year Ago

Units Sold*



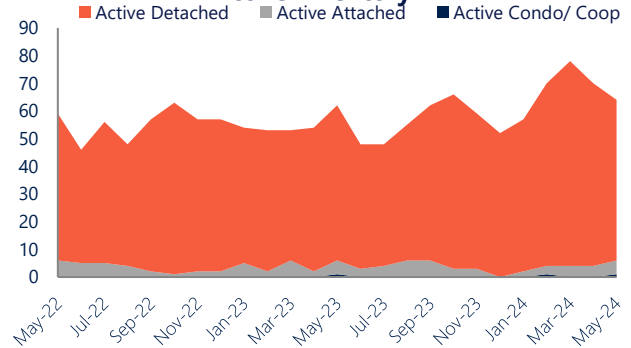
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Middletown, Myersville, and Knoxville. This month's total units sold was higher than at this time last year.

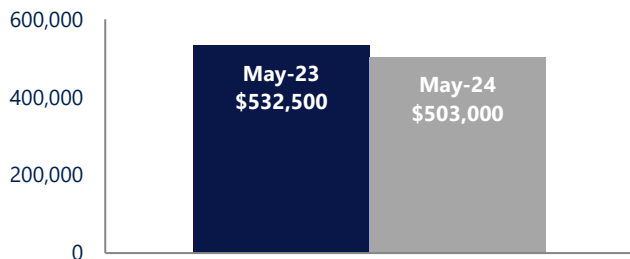
Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 3%. The total number of active inventory this May was 64 compared to 62 in May 2023. This month's total of 64 is lower than the previous month's total supply of available inventory of 70, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Middletown, Myersville, and Knoxville Homes was \$532,500. This May, the median sale price was \$503,000, a decrease of 6% or \$29,500 compared to last year. The current median sold price is 10% higher than in April.

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

Middletown, Myersville, and Knoxville are defined as properties listed in zip code/s 21769, 21773, 21758, 21716, 21755, 21777 and 21718.

*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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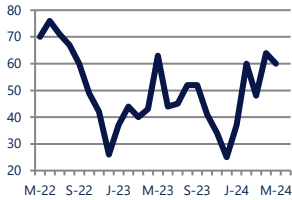
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MAY 2024

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New Listings

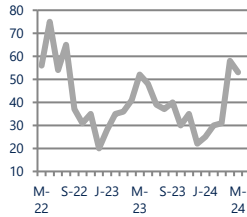
60



Down -5%
Vs. Year Ago

Current Contracts

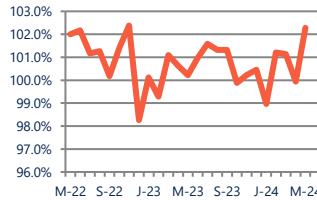
53



Up 2%
Vs. Year Ago

Sold Vs. List Price

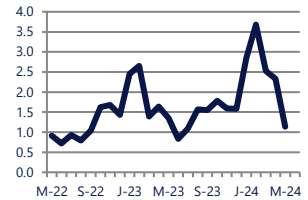
102.3%



Up 2.1%
Vs. Year Ago

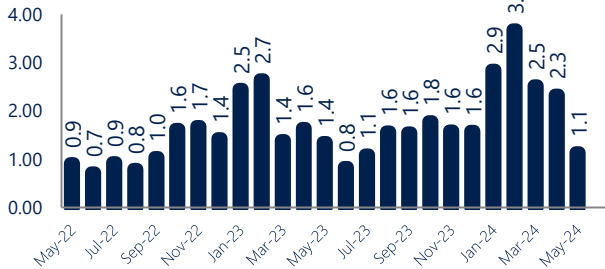
Months of Supply

1.1



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

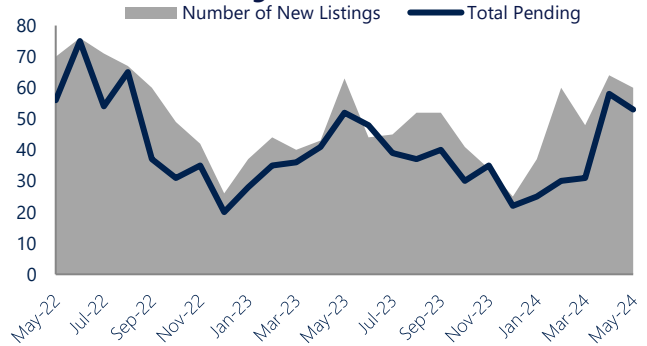
In May, there was 1.1 months of supply available in Middletown, Myersville, and Knoxville, compared to 1.3 in May 2023. That is a decrease of 15% versus a year ago.

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.

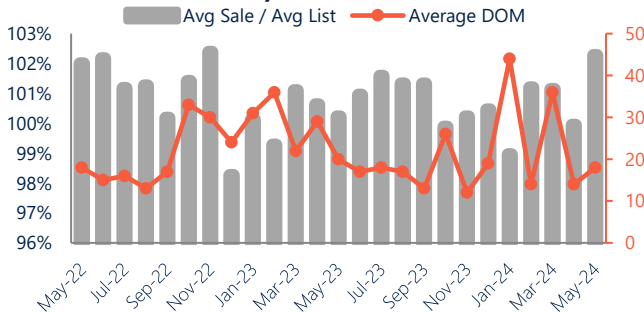
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 63 in May 2023, a decrease of 5%. There were 53 current contracts pending sale this May compared to 52 a year ago. The number of current contracts is 2% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Middletown, Myersville, and Knoxville was 102.3% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 20, a decrease of 10%.

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