



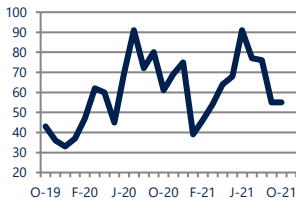
Focus On: Middletown, Myersville, and Knoxville Housing Market

October 2021

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

Units Sold

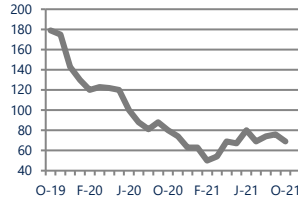
55



Down -10%
Vs. Year Ago

Active Inventory

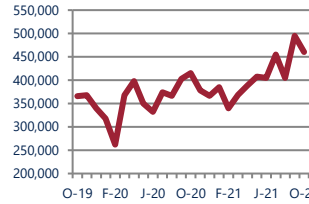
69



Down -14%
Vs. Year Ago

Median Sale Price

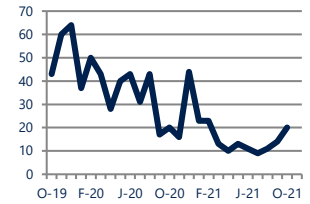
\$460,000



Up 11%
Vs. Year Ago

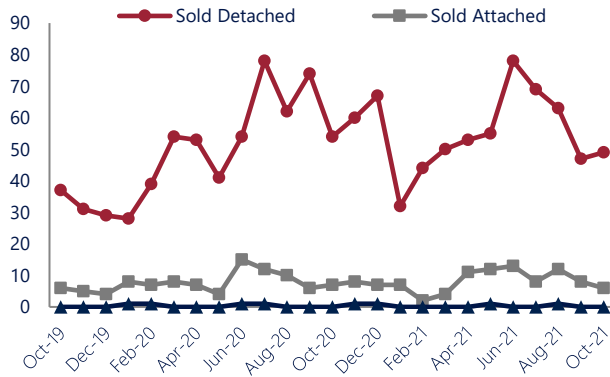
Days On Market

20



No Change
Vs. Year Ago

Units Sold*



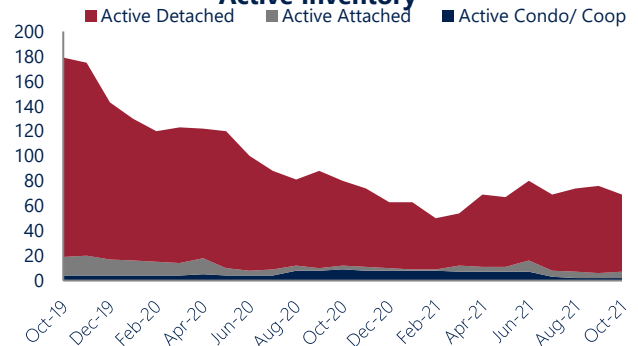
Units Sold

The number of units sold remained stable in October, with 55 sold this month in Middletown, Myersville, and Knoxville. This month's total units sold was lower than at this time last year, a decrease of 10% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 14%. The total number of active inventory this October was 69 compared to 80 in October 2020. This month's total of 69 is lower than the previous month's total supply of available inventory of 76, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Middletown, Myersville, and Knoxville Homes was \$415,000. This October, the median sale price was \$460,000, an increase of 11% or \$45,000 compared to last year. The current median sold price is 7% lower 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.

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.

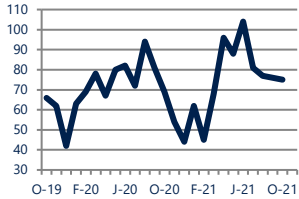




Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

New Listings

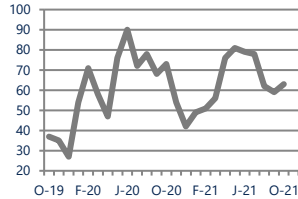
75



Up 9%
Vs. Year Ago

Current Contracts

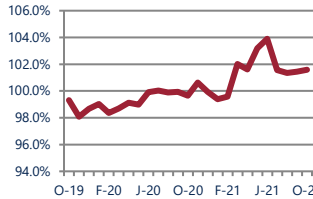
63



Down -14%
Vs. Year Ago

Sold Vs. List Price

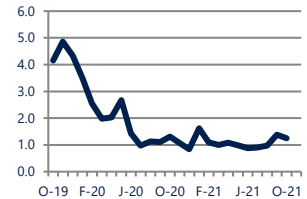
101.6%



Up 1.9%
Vs. Year Ago

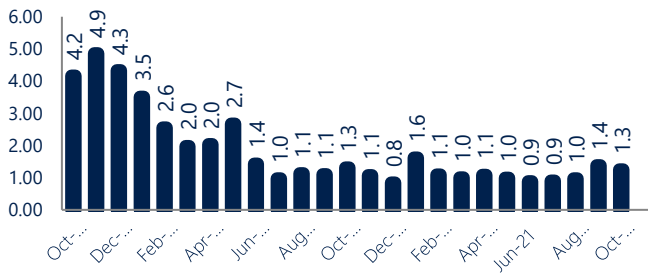
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

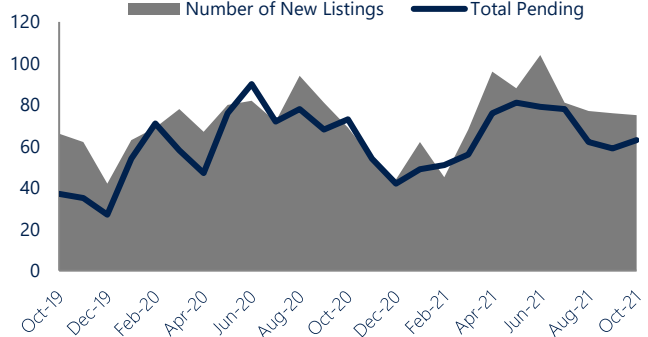
In October, there was 1.3 months of supply available in Middletown, Myersville, and Knoxville. The amount of supply is similar compared to a year ago.

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.

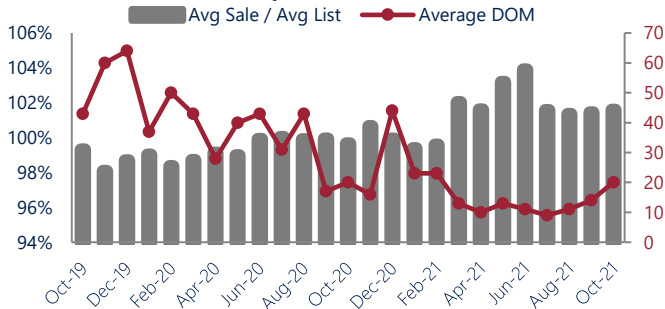
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 69 in October 2020, an increase of 9%. There were 63 current contracts pending sale this October compared to 73 a year ago. The number of current contracts is 14% lower 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 Middletown, Myersville, and Knoxville was 101.6% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, which is similar compared to a year ago.



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.

