

THE LONG & FOSTER MARKET MINUTE™

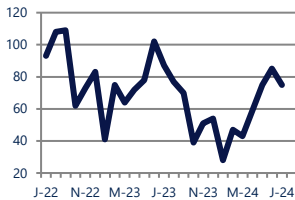
FOCUS ON: **MOUNT AIRY, NEW MARKET, AND IJAMSVILLE HOUSING MARKET**

JULY 2024

Zip Code(s): 21771, 21774, 21754 and 21770

Units Sold

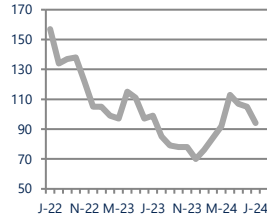
75



Down -14%
Vs. Year Ago

Active Inventory

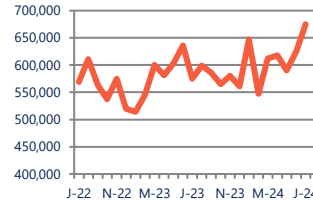
94



Down -5%
Vs. Year Ago

Median Sale Price

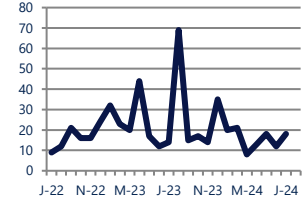
\$675,000



Up 17%
Vs. Year Ago

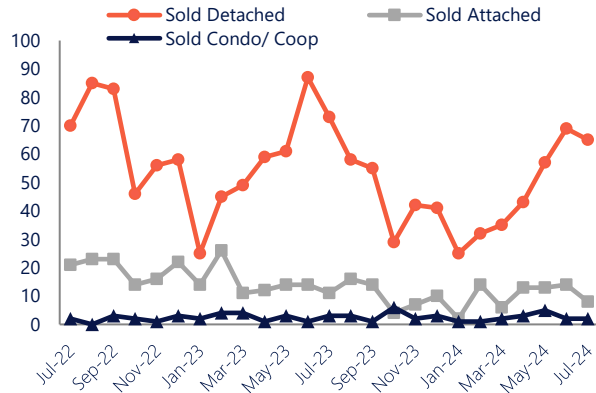
Days On Market

18



Up 29%
Vs. Year Ago

Units Sold*



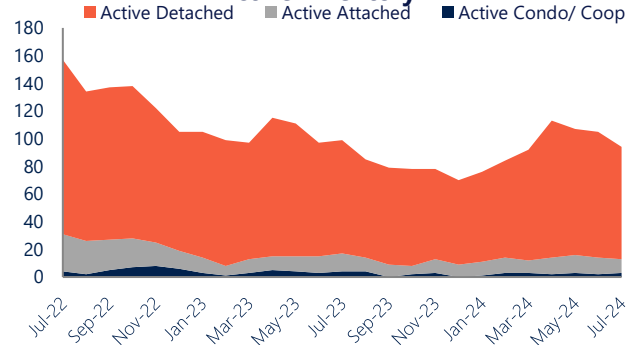
Units Sold

There was a decrease in total units sold in July, with 75 sold this month in Mount Airy, New Market, and Ijamsville versus 85 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2023.

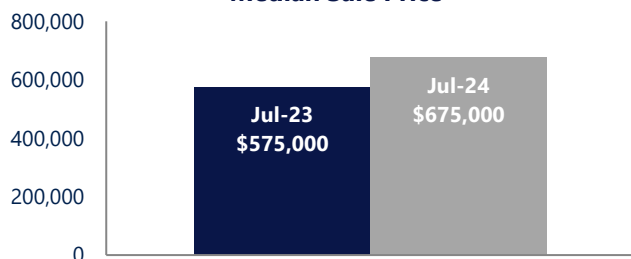
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 5%. The total number of active inventory this July was 94 compared to 99 in July 2023. This month's total of 94 is lower than the previous month's total supply of available inventory of 105, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$575,000. This July, the median sale price was \$675,000, an increase of 17% or \$100,000 compared to last year. The current median sold price is 8% higher than in June.

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

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

*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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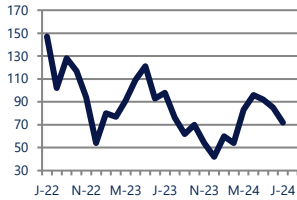
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JULY 2024

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New Listings

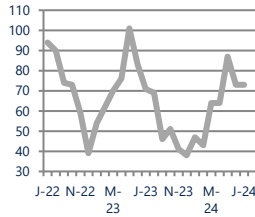
72



Down -27%
Vs. Year Ago

Current Contracts

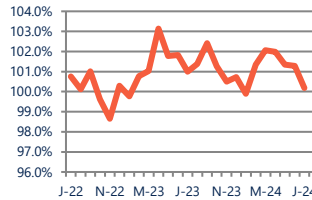
73



Up 3%
Vs. Year Ago

Sold Vs. List Price

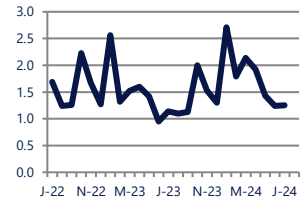
100.2%



Down -0.8%
Vs. Year Ago

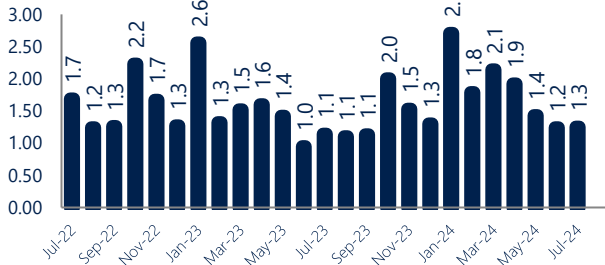
Months of Supply

1.3



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

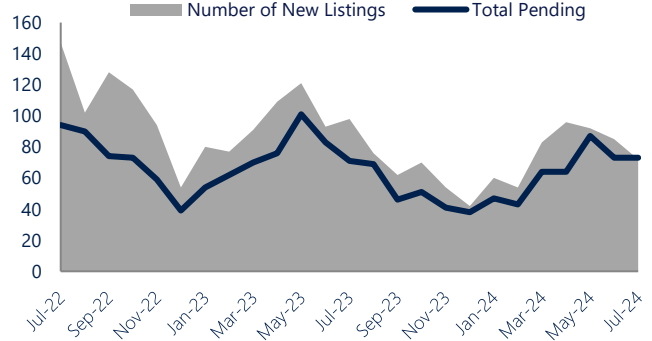
In July, there was 1.3 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 1.1 in July 2023. That is an increase of 10% versus a year ago.

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.

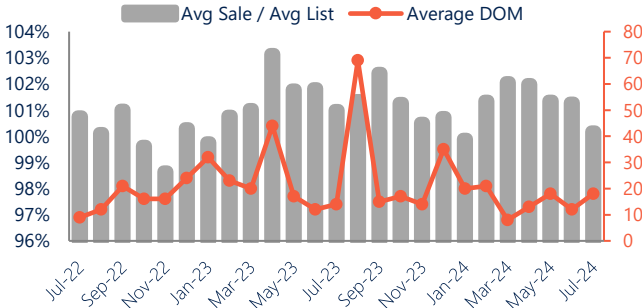
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 98 in July 2023, a decrease of 27%. There were 73 current contracts pending sale this July compared to 71 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Mount Airy, New Market, and Ijamsville was 100.2% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 14, an increase of 29%.

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