

# THE LONG & FOSTER MARKET MINUTE™

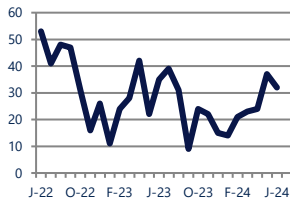
FOCUS ON: **WALKERSVILLE, THURMONT, AND EMMITSBURG HOUSING MARKET**

JUNE 2024

Zip Code(s): 21793, 21788, 21727, 21757, 21798, 21780 and 21778

## Units Sold

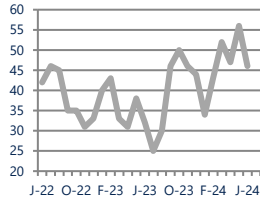
32



**Down -9%**  
Vs. Year Ago

## Active Inventory

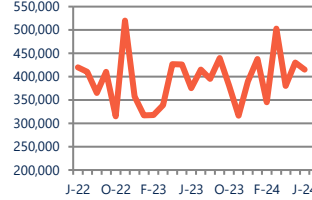
46



**Up 44%**  
Vs. Year Ago

## Median Sale Price

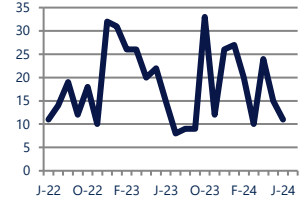
\$415,000



**Up 11%**  
Vs. Year Ago

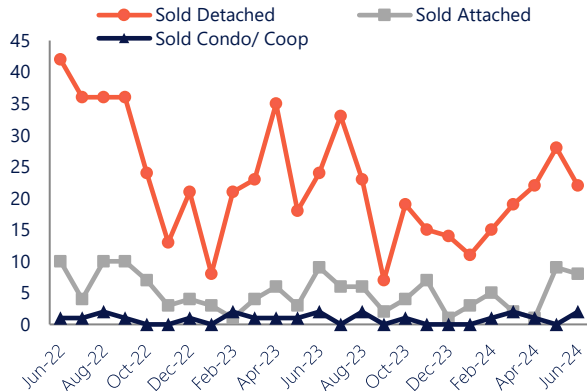
## Days On Market

11



**Down -27%**  
Vs. Year Ago

### Units Sold\*



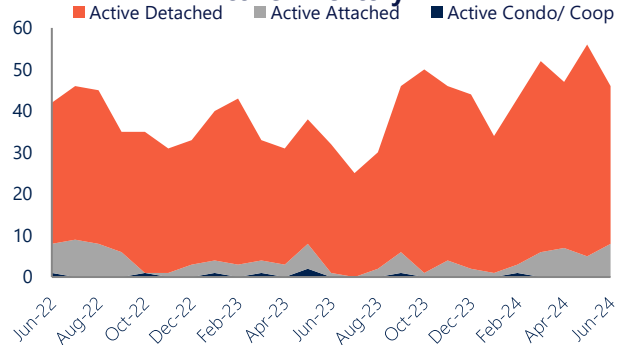
### Units Sold

There was a decrease in total units sold in June, with 32 sold this month in Walkersville, Thurmont, and Emmitsburg versus 37 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2023.

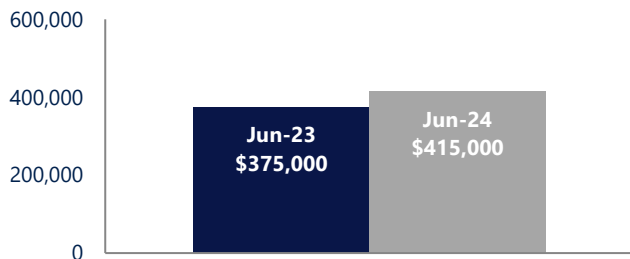
### Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 44%. The total number of active inventory this June was 46 compared to 32 in June 2023. This month's total of 46 is lower than the previous month's total supply of available inventory of 56, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Walkersville, Thurmont, and Emmitsburg Homes was \$375,000. This June, the median sale price was \$415,000, an increase of 11% or \$40,000 compared to last year. The current median sold price is 3% 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.

Walkersville, Thurmont, and Emmitsburg are defined as properties listed in zip code/s 21793, 21788, 21727, 21757, 21798, 21780 and 21778.

\*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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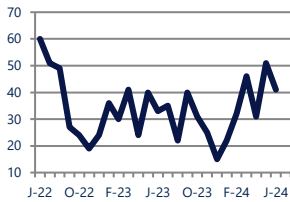
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## New Listings

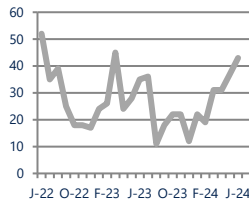
41



**Up 24%**  
Vs. Year Ago

## Current Contracts

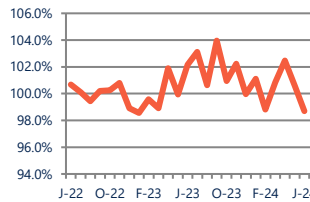
43



**Up 23%**  
Vs. Year Ago

## Sold Vs. List Price

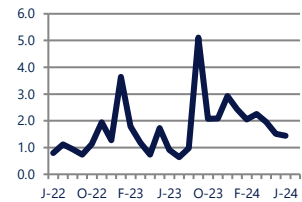
98.7%



**Down -3.4%**  
Vs. Year Ago

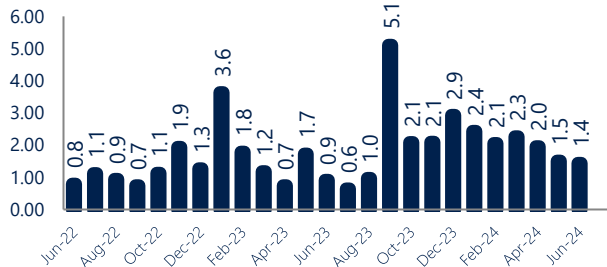
## Months of Supply

1.4



**Up 58%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

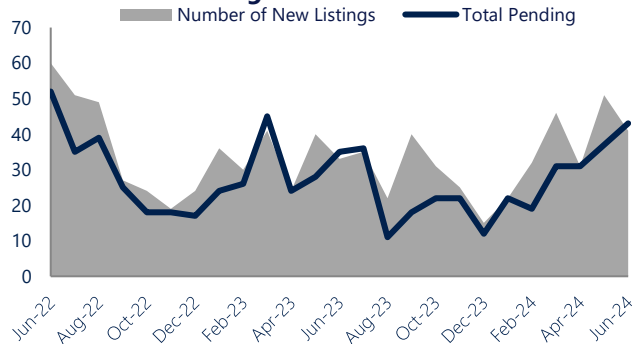
In June, there was 1.4 months of supply available in Walkersville, Thurmont, and Emmitsburg, compared to 0.9 in June 2023. That is an increase of 57% versus a year ago.

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.

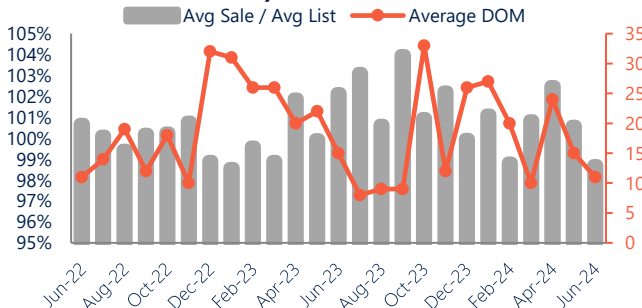
## New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Walkersville, Thurmont, and Emmitsburg compared to 33 in June 2023, an increase of 24%. There were 43 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 23% 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 Walkersville, Thurmont, and Emmitsburg was 98.7% of the average list price, which is 3.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 15, a decrease of 27%.

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