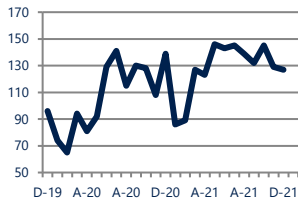




Units Sold

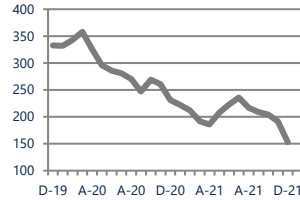
127



Down -9%
Vs. Year Ago

Active Inventory

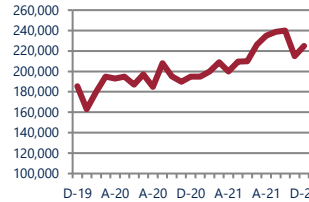
153



Down -34%
Vs. Year Ago

Median Sale Price

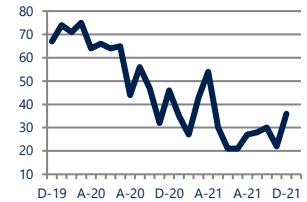
\$225,000



Up 15%
Vs. Year Ago

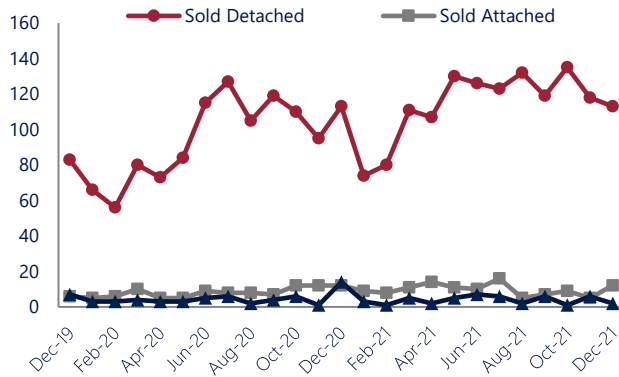
Days On Market

36



Down -22%
Vs. Year Ago

Units Sold*



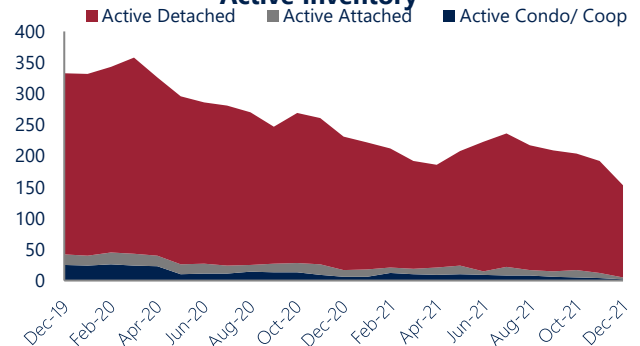
Units Sold

There was a decrease in total units sold in December, with 127 sold this month in Wicomico County versus 129 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 9% versus December 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 34%. The total number of active inventory this December was 153 compared to 231 in December 2020. This month's total of 153 is lower than the previous month's total supply of available inventory of 192, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Wicomico County Homes was \$194,900. This December, the median sale price was \$225,000, an increase of 15% or \$30,100 compared to last year. The current median sold price is 5% higher than in November.

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



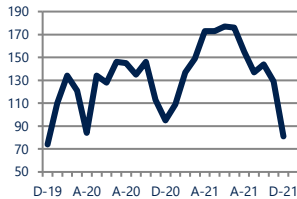
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

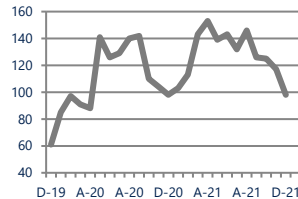
81



Down -15%
Vs. Year Ago

Current Contracts

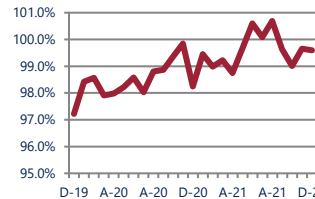
98



No Change
Vs. Year Ago

Sold Vs. List Price

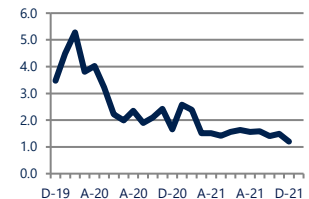
99.6%



Up 1.4%
Vs. Year Ago

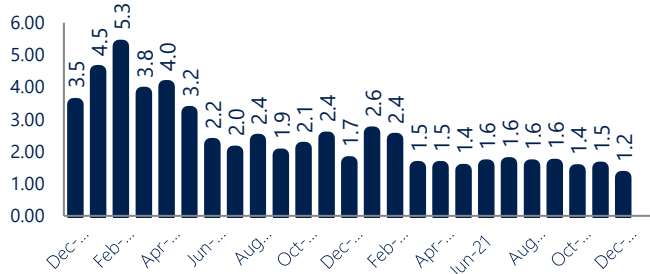
Months of Supply

1.2



Down -28%
Vs. Year Ago

Months of Supply



Months of Supply

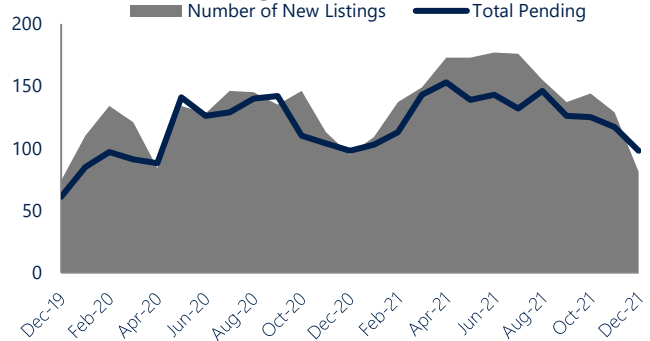
In December, there was 1.2 months of supply available in Wicomico County, compared to 1.7 in December 2020. That is a decrease of 28% versus a year ago.

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.

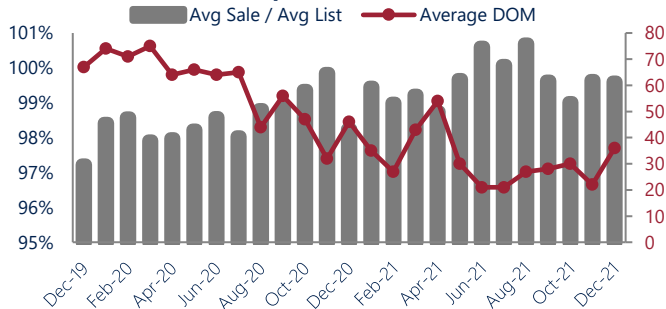
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Wicomico County compared to 95 in December 2020, a decrease of 15%. There were 98 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 16% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Wicomico County was 99.6% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 46, a decrease of 22%.



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