

THE LONG & FOSTER MARKET MINUTE™

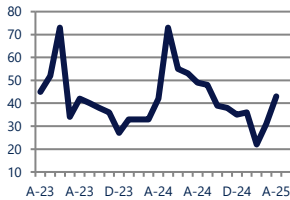
FOCUS ON: **ARNOLD AND BROADNECK HOUSING MARKET**

APRIL 2025

Zip Code(s): 21409 and 21012

Units Sold

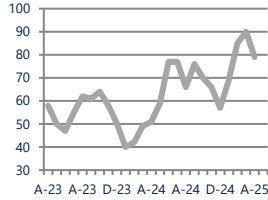
43



Up 2%
Vs. Year Ago

Active Inventory

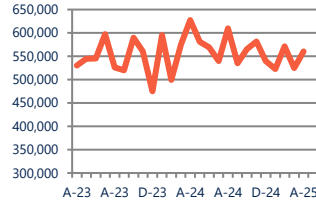
79



Up 55%
Vs. Year Ago

Median Sale Price

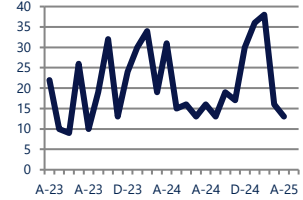
\$560,000



Down -11%
Vs. Year Ago

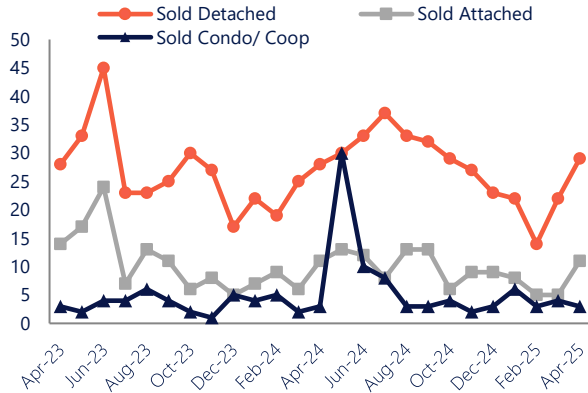
Days On Market

13



Down -58%
Vs. Year Ago

Units Sold*



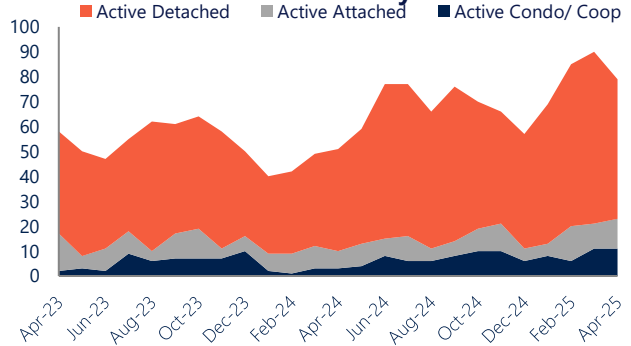
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Arnold and Broadneck. This month's total units sold was higher than at this time last year.

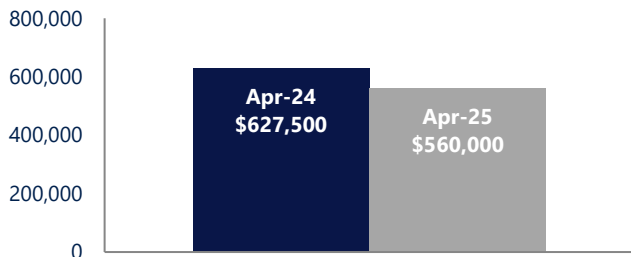
Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 55%. The total number of active inventory this April was 79 compared to 51 in April 2024. This month's total of 79 is lower than the previous month's total supply of available inventory of 90, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Arnold and Broadneck Homes was \$627,500. This April, the median sale price was \$560,000, a decrease of 11% or \$67,500 compared to last year. The current median sold price is 7% higher than in March.

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

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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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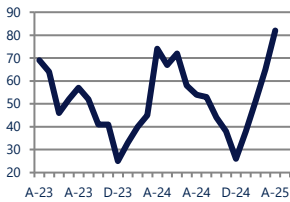
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APRIL 2025

Zip Code(s): 21409 and 21012

New Listings

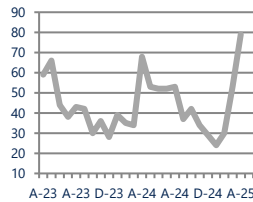
82



Up 11%
Vs. Year Ago

Current Contracts

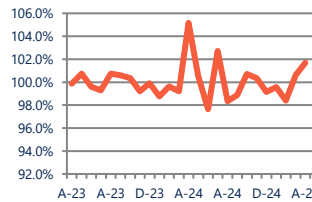
79



Up 16%
Vs. Year Ago

Sold Vs. List Price

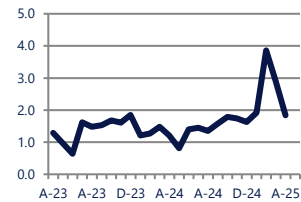
101.7%



Down -3.3%
Vs. Year Ago

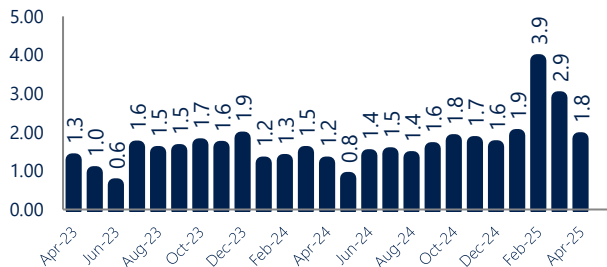
Months of Supply

1.8



Up 52%
Vs. Year Ago

Months Of Supply



Months of Supply

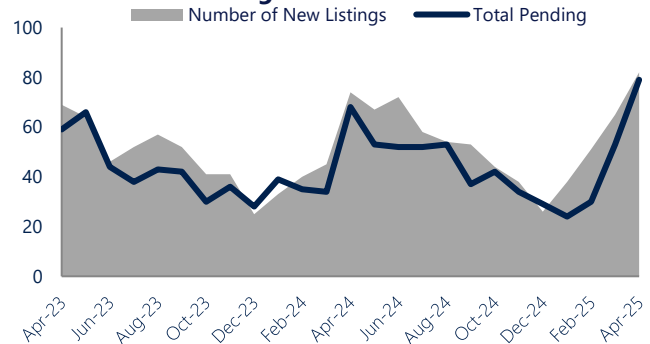
In April, there was 1.8 months of supply available in Arnold and Broadneck, compared to 1.2 in April 2024. That is an increase of 51% versus a year ago.

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.

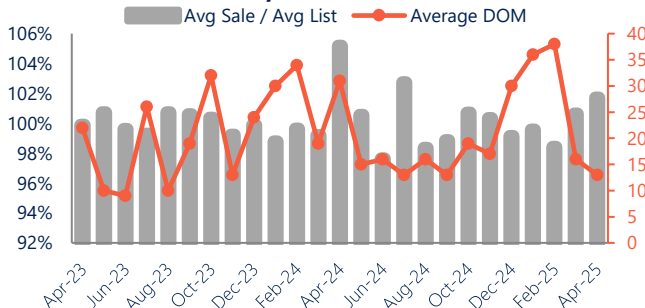
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Arnold and Broadneck compared to 74 in April 2024, an increase of 11%. There were 79 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 16% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Arnold and Broadneck was 101.7% 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 13, lower than the average last year, which was 31, a decrease of 58%.

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