## THE LONG & FOSTER MARKET MINUTE<sup>™</sup>

550,000

500,000

450,000

400 000

350,000

300,000

250.000

200,000

1,600 1,400 1,200 1,000

800

600

400 200

0

P61-33 Inu-53

**Median Sale Price** 

\$362,500

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 4%

Vs. Year Ago

Active Detached

#### FOCUS ON: BALTIMORE COUNTY HOUSING MARKET

**Active Inventory** 

APRIL 2025

**Days On Market** 

28

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 40%

Vs. Year Ago

Active Condo/ Coop

40

35

30

25

20

15

10



**No Change** 

Units Sold

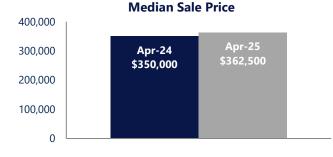


Down -4% Vs. Year Ago



### **Active Inventory**

Versus last year, the total number of homes available this month is lower by 51 units or 4%. The total number of active inventory this April was 1,170 compared to 1,221 in April 2024. This month's total of 1.170 is lower than the previous month's total supply of available inventory of 1,333, a decrease of 12%.



## **Median Sale Price**

AUG?? 0000 Decilia 5e0-24 APT-2A Jun-24

Last April, the median sale price for Baltimore County Homes was \$350,000. This April, the median sale price was \$362,500, an increase of 4% or \$12,500 compared to last year. The current median sold price is 3% higher than in March.

Active Inventory

Active Attached

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

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\*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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# THE LONG & FOSTER MARKET MINUTE

#### FOCUS ON: BALTIMORE COUNTY HOUSING MARKET

## APRII 2025

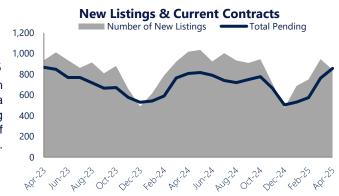


**Months Of Supply** 3.00 2.50 2.00 1.50 1.00 0.50 0.00 Decra AUG2A ocila Dec.2. ocri mu.st 4002 480

p.gr

## New Listings & Current Contracts

This month there were 843 homes newly listed for sale in Baltimore County compared to 1,017 in April 2024, a decrease of 17%. There were 856 current contracts pending sale this April compared to 808 a year ago. The number of current contracts is 6% higher than last April.



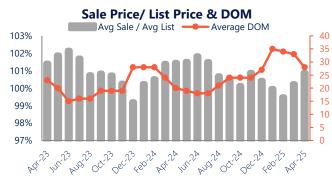
In April, there was 1.6 months of supply available in Baltimore

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.

County. The amount of supply is similar compared to a year ago.



## Sale Price to List Price Ratio

In April, the average sale price in Baltimore County was 100.9% of the average list price, which is 0.6% lower than at this time last year.

## **Days On Market**

Months of Supply

This month, the average number of days on market was 28, higher than the average last year, which was 20, an increase of 40%.



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