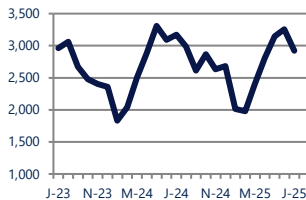


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BALTIMORE METRO HOUSING MARKET**

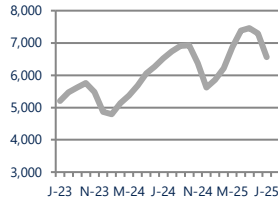
JULY 2025

## Units Sold 2,922



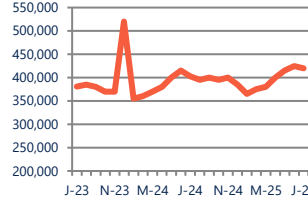
**Down -8%**  
Vs. Year Ago

## Active Inventory 6,561



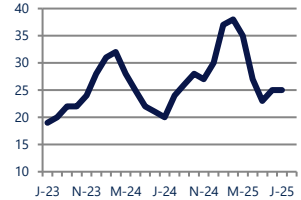
**Up 1%**  
Vs. Year Ago

## Median Sale Price \$420,000



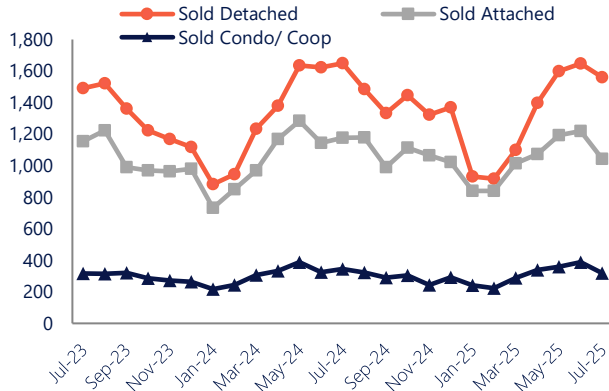
**Up 4%**  
Vs. Year Ago

## Days On Market 25



**Up 25%**  
Vs. Year Ago

### Units Sold\*



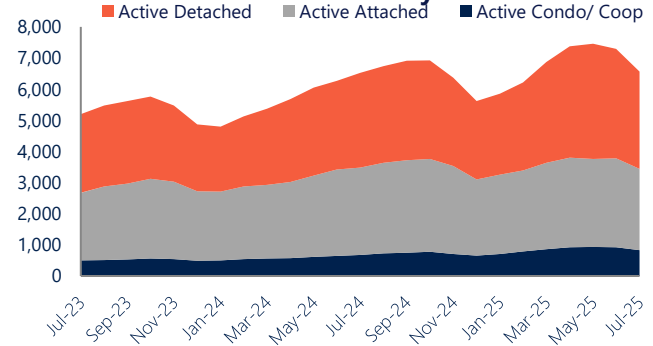
### Units Sold

There was a decrease in total units sold in July, with 2,922 sold this month in Baltimore Metro versus 3,255 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

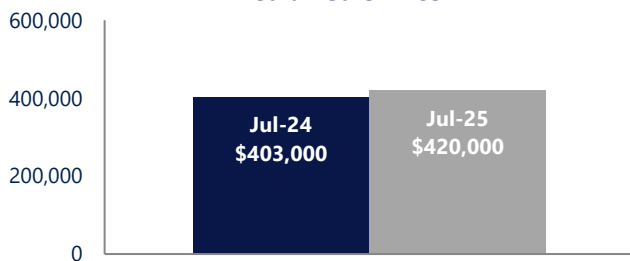
### Active Inventory

Versus last year, the total number of homes available this month is higher by 40 units or 1%. The total number of active inventory this July was 6,561 compared to 6,521 in July 2024. This month's total of 6,561 is lower than the previous month's total supply of available inventory of 7,292, a decrease of 10%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Baltimore Metro Homes was \$403,000. This July, the median sale price was \$420,000, an increase of 4% or \$17,000 compared to last year. The current median sold price is 1% lower 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.

\*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

\*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.

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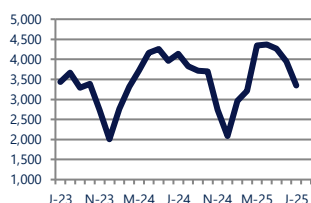
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BALTIMORE METRO HOUSING MARKET**

JULY 2025

## New Listings

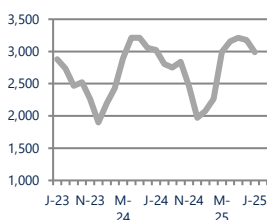
3,347



**Down -19%**  
Vs. Year Ago

## Current Contracts

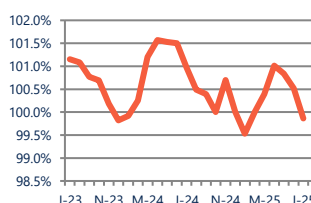
2,990



**Down -1%**  
Vs. Year Ago

## Sold Vs. List Price

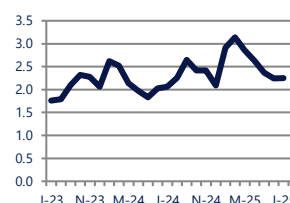
99.9%



**Down -1.1%**  
Vs. Year Ago

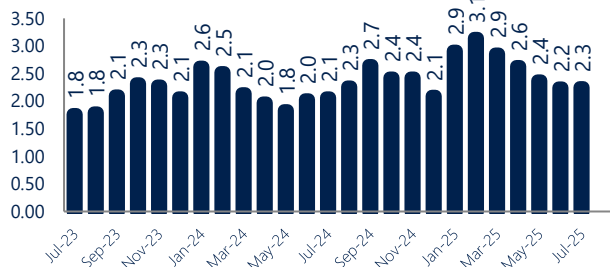
## Months of Supply

2.3



**Up 9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 2.2 months of supply available in Baltimore Metro, compared to 2.1 in July 2024. That is an increase of 9% versus a year ago.

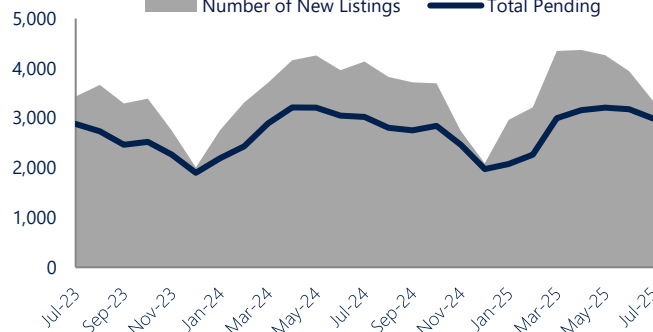
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

This month there were 3,347 homes newly listed for sale in Baltimore Metro compared to 4,135 in July 2024, a decrease of 19%. There were 2,990 current contracts pending sale this July compared to 3,021 a year ago. The number of current contracts is 1% lower than last July.

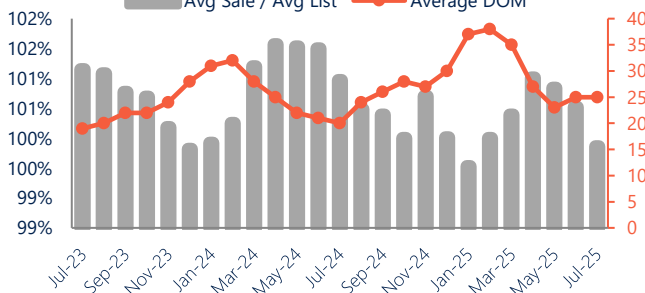
## New Listings & Current Contracts

Number of New Listings Total Pending



## Sale Price/ List Price & DOM

Avg Sale / Avg List Average DOM



## Sale Price to List Price Ratio

In July, the average sale price in Baltimore Metro was 99.9% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 20, an increase of 25%.

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