

# THE LONG & FOSTER MARKET MINUTE™

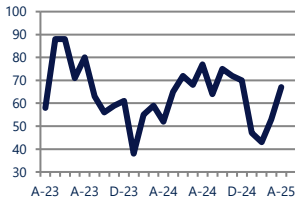
FOCUS ON: **BEL AIR HOUSING MARKET**

APRIL 2025

Zip Code(s): 21014 and 21015

## Units Sold

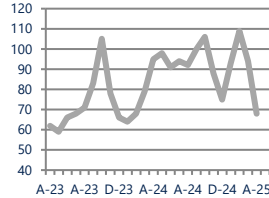
67



**Up 29%**  
Vs. Year Ago

## Active Inventory

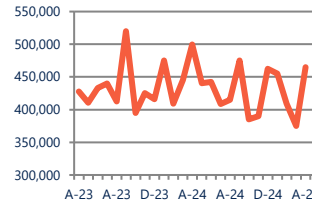
68



**Down -28%**  
Vs. Year Ago

## Median Sale Price

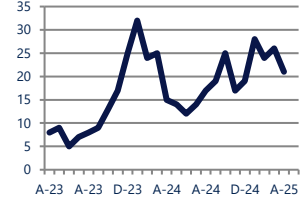
\$465,000



**Down -7%**  
Vs. Year Ago

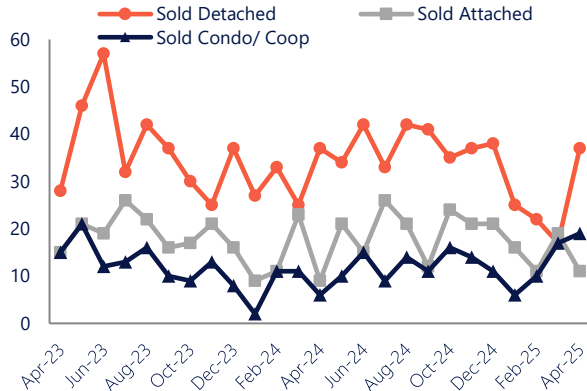
## Days On Market

21



**Up 40%**  
Vs. Year Ago

## Units Sold\*



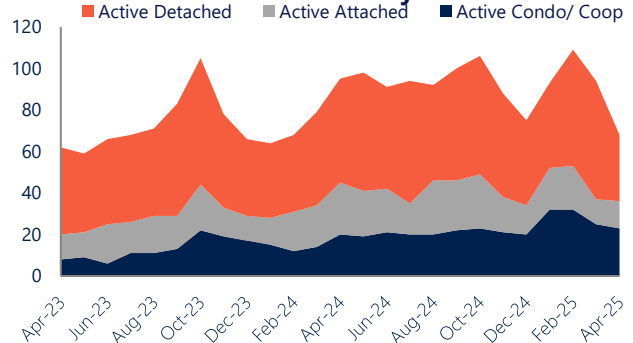
## Units Sold

There was an increase in total units sold in April, with 67 sold this month in Bel Air versus 53 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 29% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 28%. The total number of active inventory this April was 68 compared to 95 in April 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 94, a decrease of 28%.

## Active Inventory\*



## Median Sale Price

Last April, the median sale price for Bel Air Homes was \$499,500. This April, the median sale price was \$465,000, a decrease of 7% or \$34,500 compared to last year. The current median sold price is 24% 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.

## Median Sale Price



Bel Air are defined as properties listed in zip code/s 21014 and 21015.

\*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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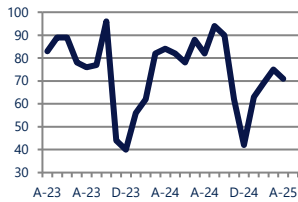
FOCUS ON: **BEL AIR HOUSING MARKET**

APRIL 2025

Zip Code(s): 21014 and 21015

### New Listings

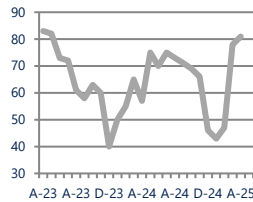
71



**Down -15%**  
Vs. Year Ago

### Current Contracts

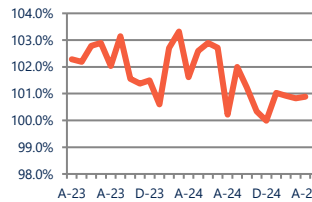
81



**Up 42%**  
Vs. Year Ago

### Sold Vs. List Price

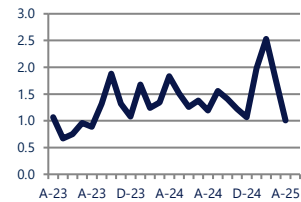
100.9%



**Down -0.7%**  
Vs. Year Ago

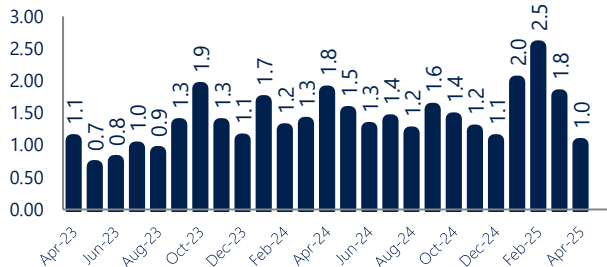
### Months of Supply

1.0



**Down -45%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

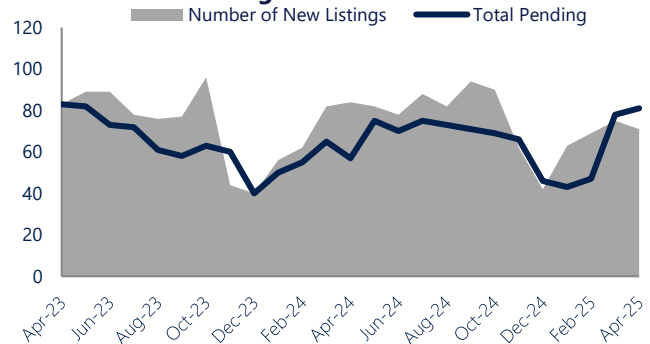
In April, there was 1.0 months of supply available in Bel Air, compared to 1.8 in April 2024. That is a decrease of 44% versus a year ago.

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.

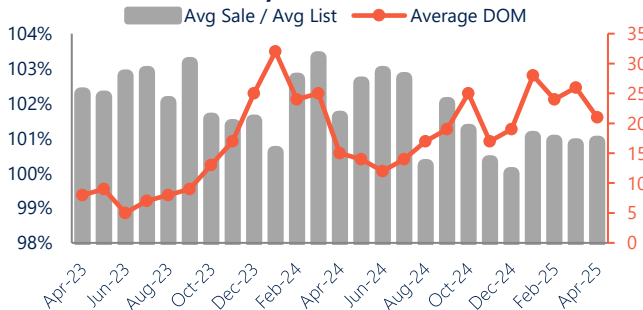
### New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Bel Air compared to 84 in April 2024, a decrease of 15%. There were 81 current contracts pending sale this April compared to 57 a year ago. The number of current contracts is 42% 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 Bel Air was 100.9% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 15, an increase of 40%.

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