

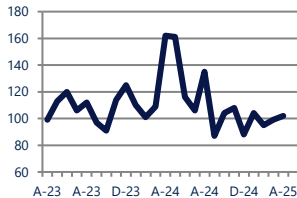
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BOLTON HILL, UNION SQUARE, AND HANLON PARK HOUSING MARKET**

APRIL 2025

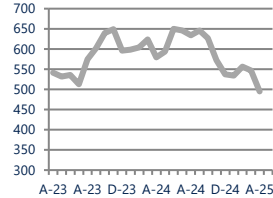
Zip Code(s): 21223, 21217 and 21216

Units Sold
102



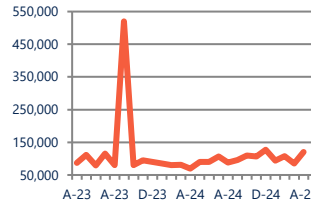
Down
Vs. Year Ago

Active Inventory
495



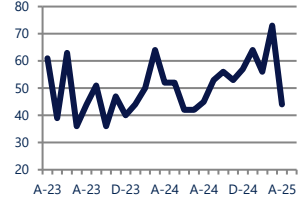
Down -15%
Vs. Year Ago

Median Sale Price
\$120,000



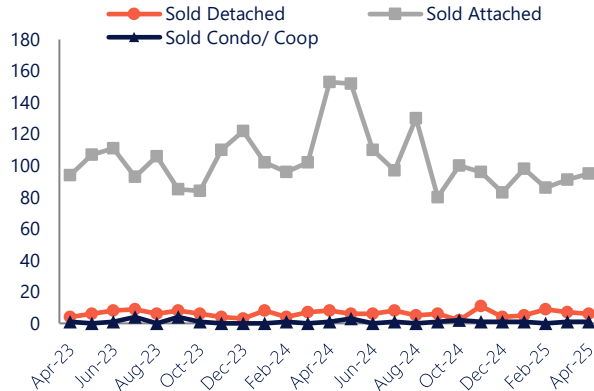
Up
Vs. Year Ago

Days On Market
44



Down -15%
Vs. Year Ago

Units Sold*



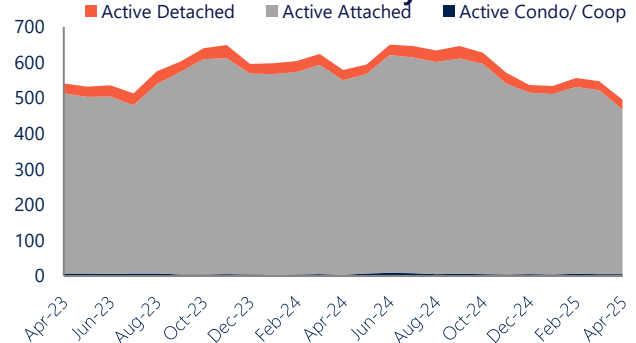
Units Sold

There was an increase in total units sold in April, with 102 sold this month in Bolton Hill, Union Square, and Hanlon Park. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 84 units or 15%. The total number of active inventory this April was 495 compared to 579 in April 2024. This month's total of 495 is lower than the previous month's total supply of available inventory of 547, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bolton Hill, Union Square, and Hanlon Park Homes was \$69,500. This April, the median sale price was \$120,000, an increase of \$50,500 compared to last year. The current median sold price is 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.

Bolton Hill, Union Square, and Hanlon Park are defined as properties listed in zip code/s 21223, 21217 and 21216.

*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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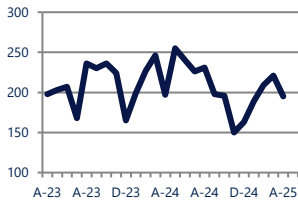
FOCUS ON: **BOLTON HILL, UNION SQUARE, AND HANLON PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 21223, 21217 and 21216

New Listings

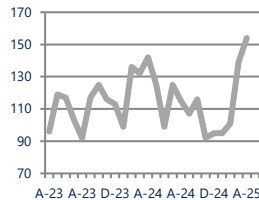
195



Down -1%
Vs. Year Ago

Current Contracts

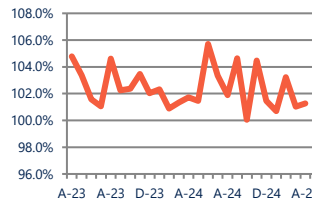
154



Up 8%
Vs. Year Ago

Sold Vs. List Price

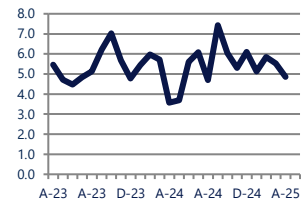
101.3%



No Change
Vs. Year Ago

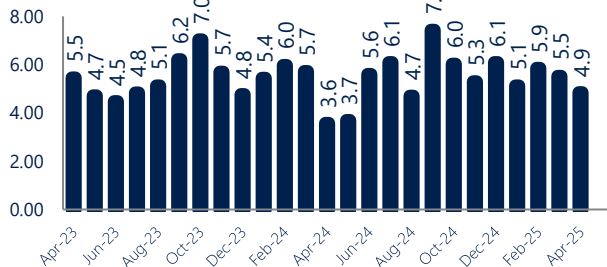
Months of Supply

4.9



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

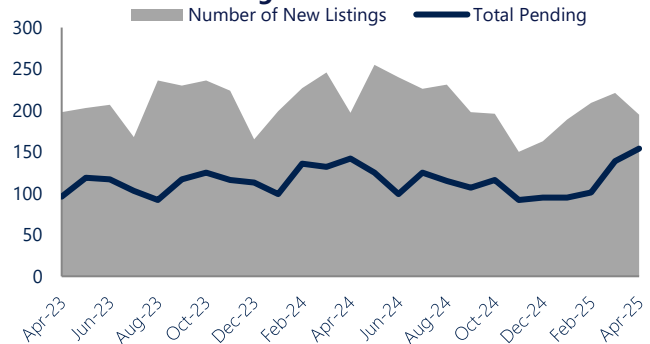
In April, there was 4.9 months of supply available in Bolton Hill, Union Square, and Hanlon Park, compared to 3.6 in April 2024. That is an increase of 36% versus a year ago.

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.

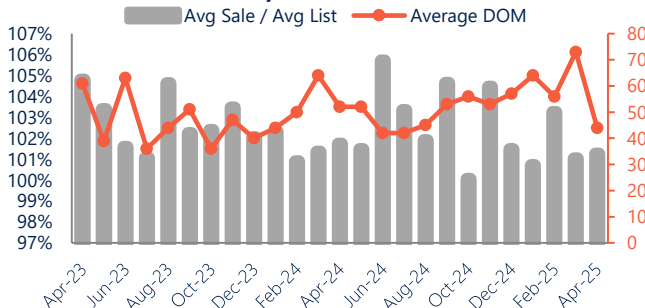
New Listings & Current Contracts

This month there were 195 homes newly listed for sale in Bolton Hill, Union Square, and Hanlon Park compared to 197 in April 2024, a decrease of 1%. There were 154 current contracts pending sale this April compared to 142 a year ago. The number of current contracts is 8% 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 Bolton Hill, Union Square, and Hanlon Park was 101.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 52, a decrease of 15%.

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