

THE LONG & FOSTER MARKET MINUTE™

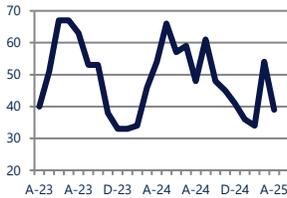
FOCUS ON: **CROFTON, CROWNSVILLE, AND GAMBRILLS HOUSING MARKET**

APRIL 2025

Zip Code(s): 21114, 21032 and 21054

Units Sold

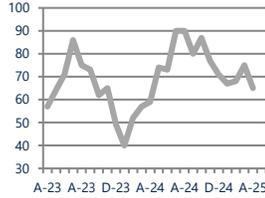
39



Down -28%
Vs. Year Ago

Active Inventory

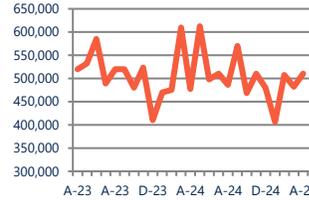
65



Up 10%
Vs. Year Ago

Median Sale Price

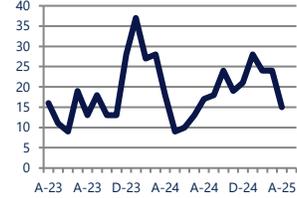
\$510,000



Up 7%
Vs. Year Ago

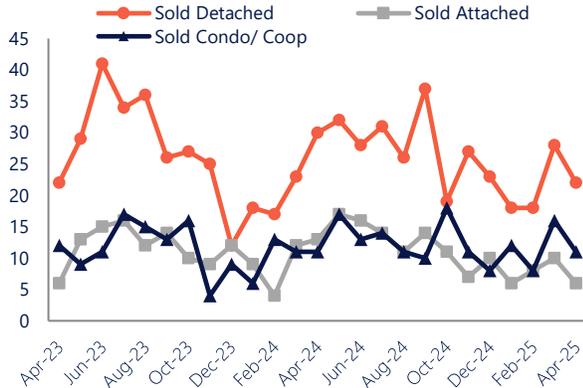
Days On Market

15



Down -17%
Vs. Year Ago

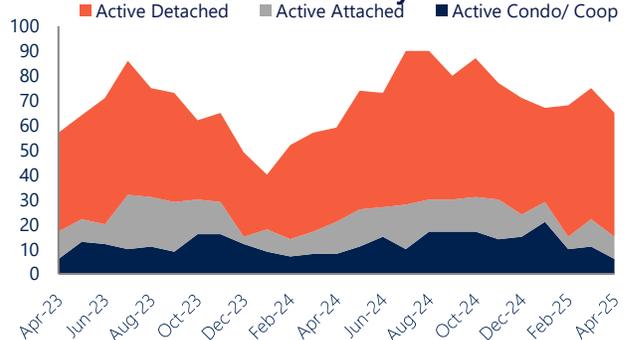
Units Sold*



Units Sold

There was a decrease in total units sold in April, with 39 sold this month in Crofton, Crownsville, and Gambrills versus 54 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 10%. The total number of active inventory this April was 65 compared to 59 in April 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 75, a decrease of 13%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$477,250. This April, the median sale price was \$510,000, an increase of 7% or \$32,750 compared to last year. The current median sold price is 6% 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.

Crofton, Crownsville, and Gambrills are defined as properties listed in zip code/s 21114, 21032 and 21054.

*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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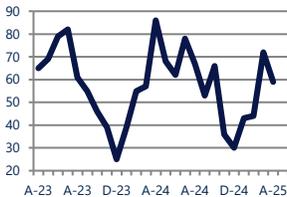
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APRIL 2025

Zip Code(s): 21114, 21032 and 21054

New Listings

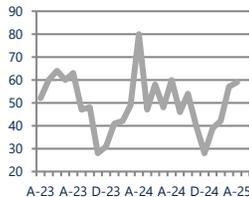
59



Down -31%
Vs. Year Ago

Current Contracts

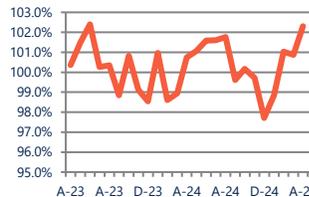
59



Down -26%
Vs. Year Ago

Sold Vs. List Price

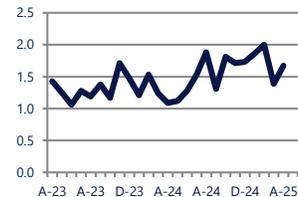
102.3%



Up 1.5%
Vs. Year Ago

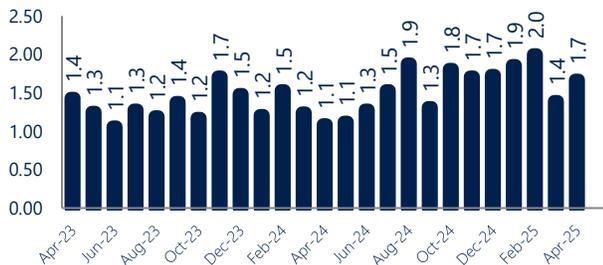
Months of Supply

1.7



Up 53%
Vs. Year Ago

Months Of Supply



Months of Supply

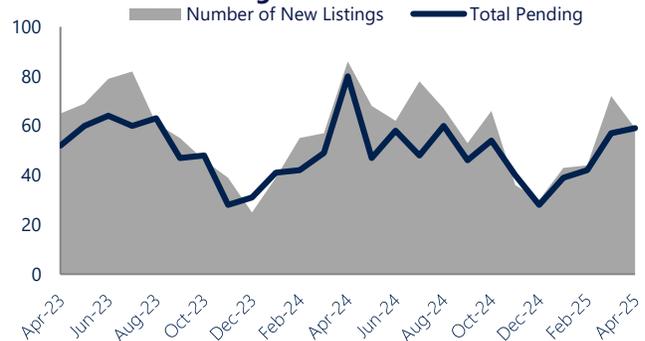
In April, there was 1.7 months of supply available in Crofton, Crownsville, and Gambrills, compared to 1.1 in April 2024. That is an increase of 53% versus a year ago.

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 59 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 86 in April 2024, a decrease of 31%. There were 59 current contracts pending sale this April compared to 80 a year ago. The number of current contracts is 26% lower 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 Crofton, Crownsville, and Gambrills was 102.3% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 18, a decrease of 17%.

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