

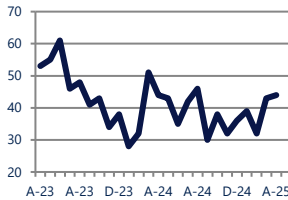
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: EDMONDSON VILLAGE, TEN HILLS, AND HUNTING RIDGE HOUSING MARKET

APRIL 2025

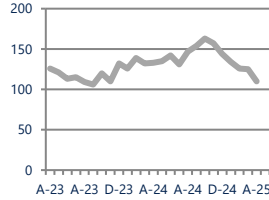
Zip Code(s): 21229

Units Sold
44



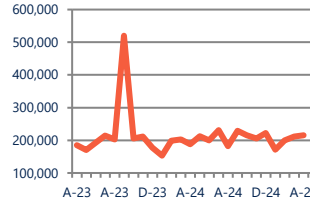
No Change
Vs. Year Ago

Active Inventory
110



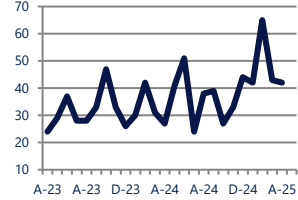
Down -17%
Vs. Year Ago

Median Sale Price
\$215,000



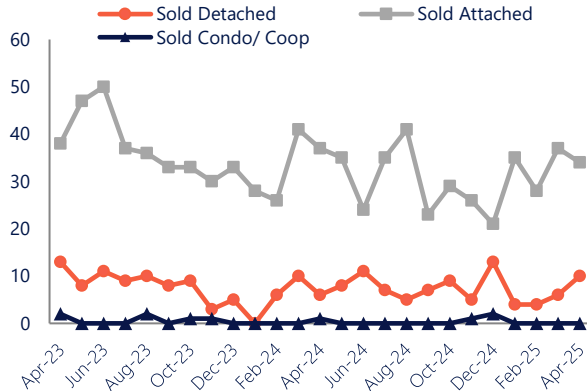
Up 15%
Vs. Year Ago

Days On Market
42



Up 56%
Vs. Year Ago

Units Sold*



Units Sold

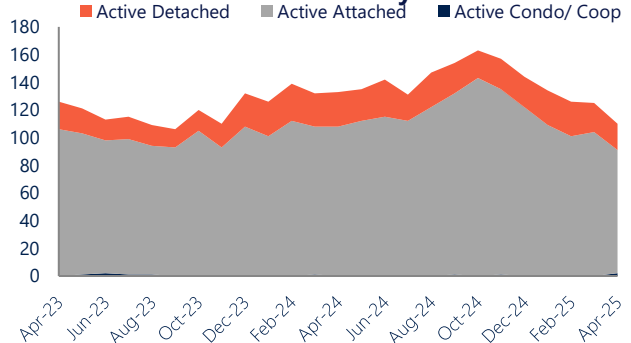
There was an increase in total units sold in April, with 44 sold this month in Edmondson Village, Ten Hills, and Hunting Ridge, an increase of 2%. This month's total units sold is similar compared to a year ago.

Active Inventory

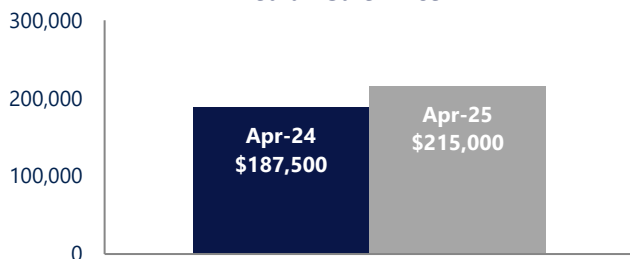
Versus last year, the total number of homes available this month is lower by 23 units or 17%. The total number of active inventory this April was 110 compared to 133 in April 2024.

This month's total of 110 is lower than the previous month's total supply of available inventory of 125, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Edmondson Village, Ten Hills, and Hunting Ridge Homes was \$187,500. This April, the median sale price was \$215,000, an increase of 15% or \$27,500 compared to last year. The current median sold price is 2% 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.

Edmondson Village, Ten Hills, and Hunting Ridge are defined as properties listed in zip code/s 21229.

*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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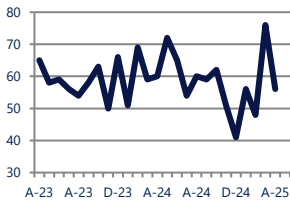
FOCUS ON: **EDMONDSON VILLAGE, TEN HILLS, AND HUNTING RIDGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21229

New Listings

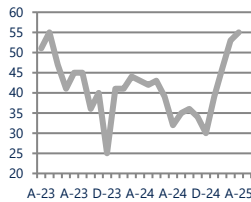
56



Down -7%
Vs. Year Ago

Current Contracts

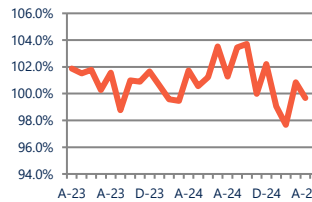
55



Up 28%
Vs. Year Ago

Sold Vs. List Price

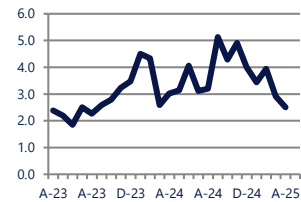
99.7%



Down -2%
Vs. Year Ago

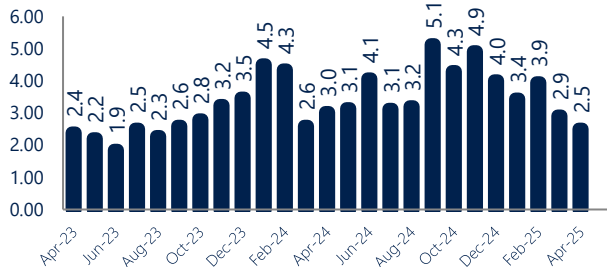
Months of Supply

2.5



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.5 months of supply available in Edmondson Village, Ten Hills, and Hunting Ridge, compared to 3.0 in April 2024. That is a decrease of 17% versus a year ago.

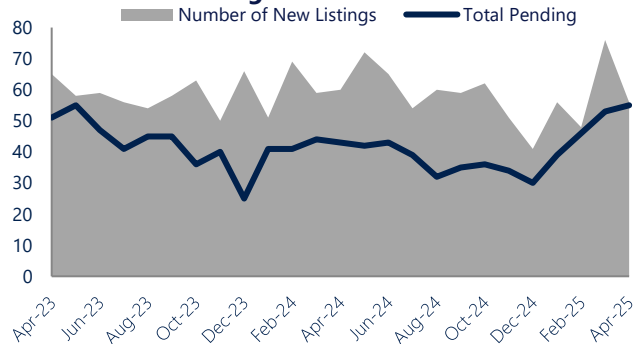
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

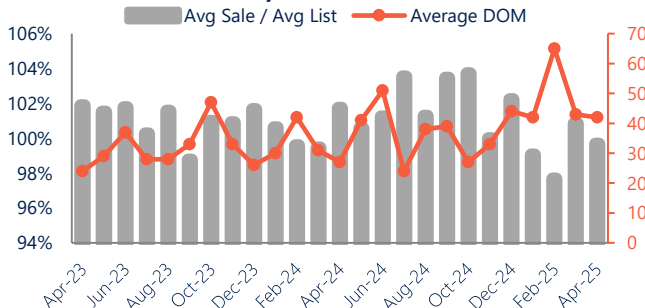
This month there were 56 homes newly listed for sale in Edmondson Village, Ten Hills, and Hunting Ridge compared to 60 in April 2024, a decrease of 7%. There were 55 current contracts pending sale this April compared to 43 a year ago.

The number of current contracts is 28% 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 Edmondson Village, Ten Hills, and Hunting Ridge was 99.7% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 27, an increase of 56%.

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