

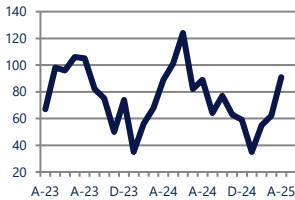
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ELLICOTT CITY HOUSING MARKET**

APRIL 2025

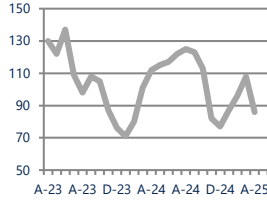
Zip Code(s): 21042 and 21043

Units Sold
91



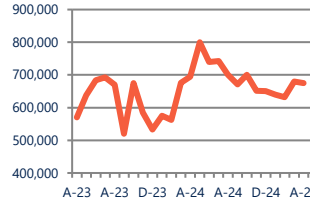
Up 2%
Vs. Year Ago

Active Inventory
86



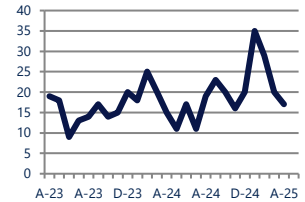
Down -23%
Vs. Year Ago

Median Sale Price
\$674,999



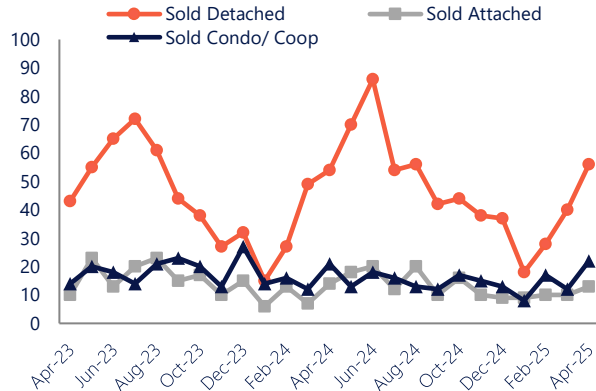
Down -3%
Vs. Year Ago

Days On Market
17



Up 13%
Vs. Year Ago

Units Sold*



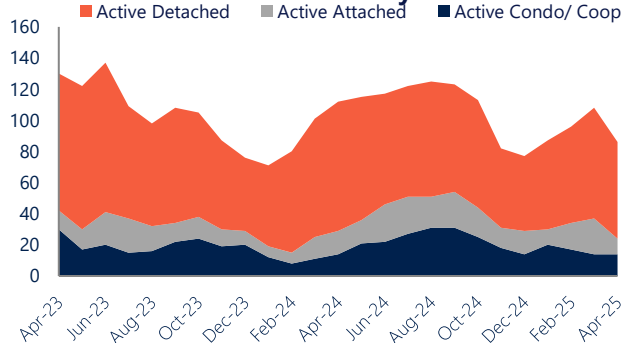
Units Sold

There was an increase in total units sold in April, with 91 sold this month in Ellicott City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 23%. The total number of active inventory this April was 86 compared to 112 in April 2024. This month's total of 86 is lower than the previous month's total supply of available inventory of 108, a decrease of 20%.

Active Inventory*

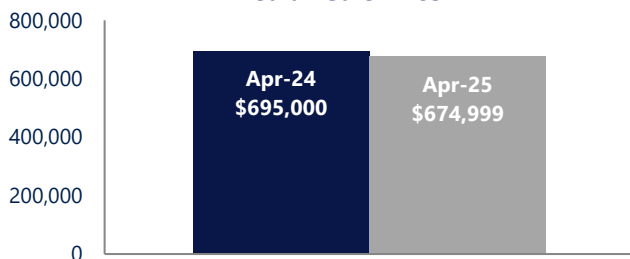


Median Sale Price

Last April, the median sale price for Ellicott City Homes was \$695,000. This April, the median sale price was \$674,999, a decrease of 3% or \$20,001 compared to last year. The current median sold price is 1% lower 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



Ellicott City are defined as properties listed in zip code/s 21042 and 21043.

*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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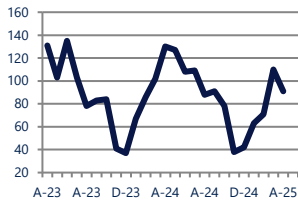
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APRIL 2025

Zip Code(s): 21042 and 21043

New Listings

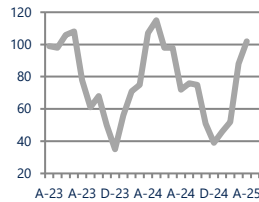
91



Down -30%
Vs. Year Ago

Current Contracts

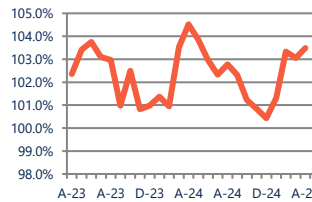
102



Down -5%
Vs. Year Ago

Sold Vs. List Price

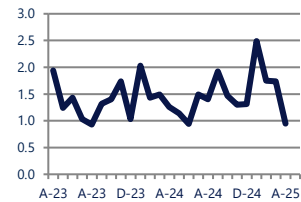
103.5%



Down -1%
Vs. Year Ago

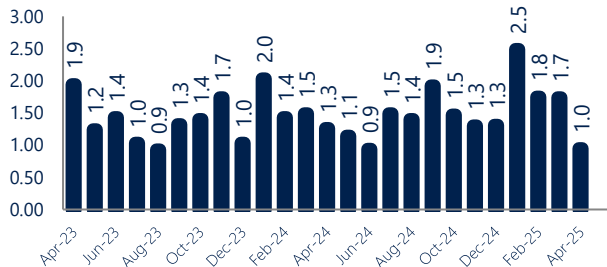
Months of Supply

1.0



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

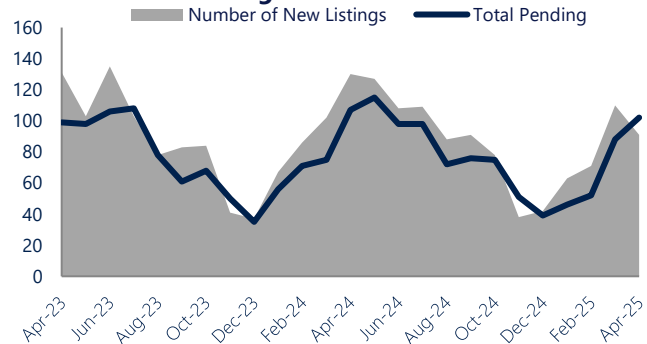
In April, there was 0.9 months of supply available in Ellicott City, compared to 1.3 in April 2024. That is a decrease of 25% versus a year ago.

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.

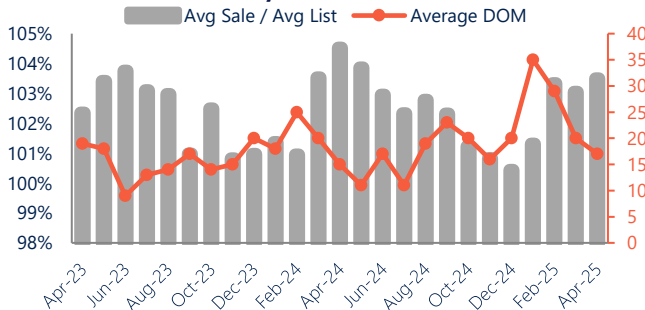
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Ellicott City compared to 130 in April 2024, a decrease of 30%. There were 102 current contracts pending sale this April compared to 107 a year ago. The number of current contracts is 5% 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 Ellicott City was 103.5% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 15, an increase of 13%.

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