

THE LONG & FOSTER MARKET MINUTE™

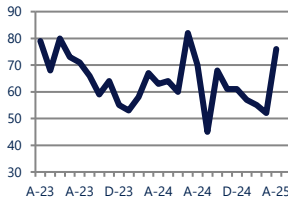
FOCUS ON: **HAMILTON, LAURAVILLE, RASPEBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 21206 and 21214

Units Sold

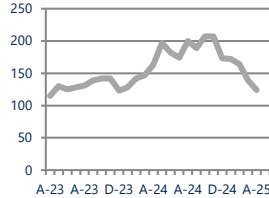
76



Up 21%
Vs. Year Ago

Active Inventory

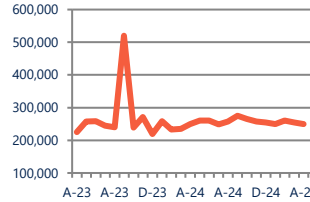
124



Down -24%
Vs. Year Ago

Median Sale Price

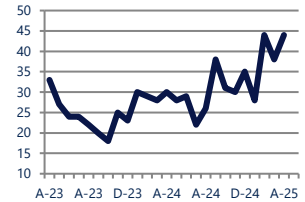
\$250,000



No Change
Vs. Year Ago

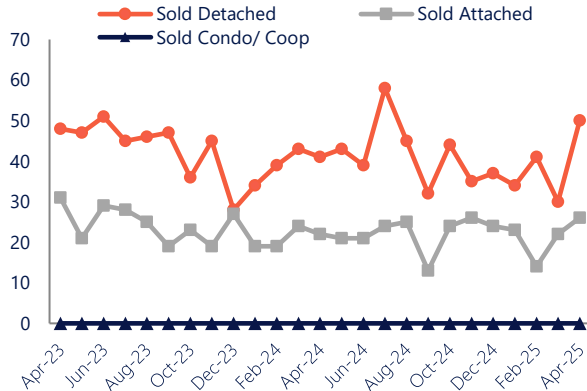
Days On Market

44



Up 47%
Vs. Year Ago

Units Sold*



Units Sold

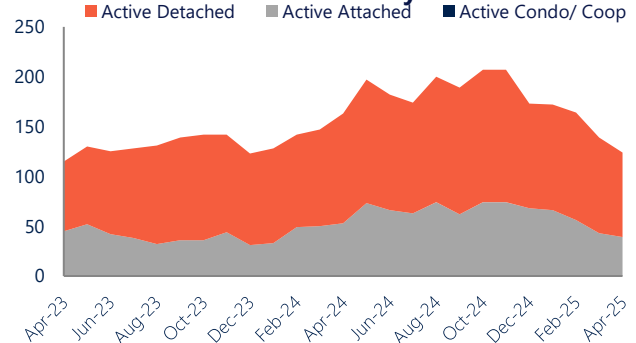
There was an increase in total units sold in April, with 76 sold this month in Hamilton, Lauraville, Raspeburg. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 24%. The total number of active inventory this April was 124 compared to 163 in April 2024.

This month's total of 124 is lower than the previous month's total supply of available inventory of 139, a decrease of 11%.

Active Inventory*



Median Sale Price

Last April, the median sale price for Hamilton, Lauraville, Raspeburg Homes was \$250,000. This April, the median sale price was \$250,000, which is similar compared to a year ago. 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.

Median Sale Price



Hamilton, Lauraville, Raspeburg are defined as properties listed in zip code/s 21206 and 21214.

*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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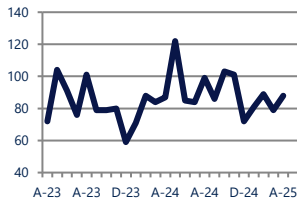
FOCUS ON: **HAMILTON, LAURAVILLE, RASPEBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 21206 and 21214

New Listings

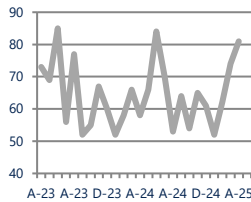
88



Up 1%
Vs. Year Ago

Current Contracts

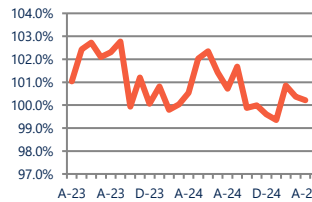
81



Up 40%
Vs. Year Ago

Sold Vs. List Price

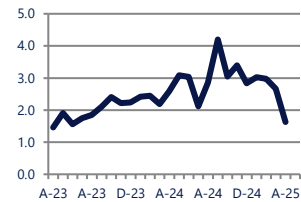
100.2%



No Change
Vs. Year Ago

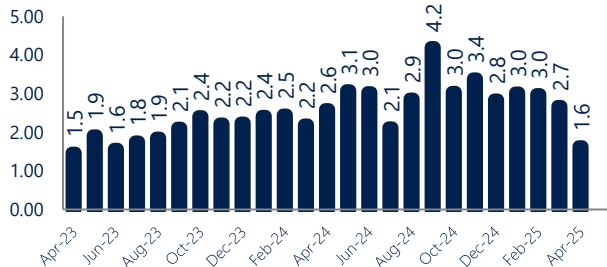
Months of Supply

1.6



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

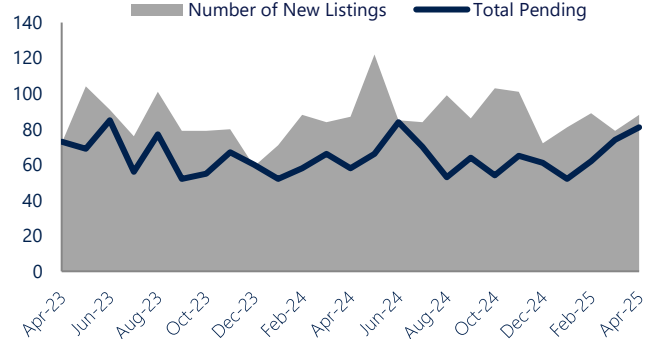
In April, there was 1.6 months of supply available in Hamilton, Lauraville, Raspeburg, compared to 2.6 in April 2024. That is a decrease of 37% versus a year ago.

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.

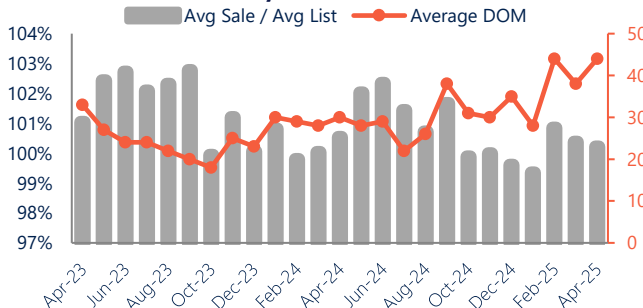
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Hamilton, Lauraville, Raspeburg compared to 87 in April 2024, an increase of 1%. There were 81 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 40% 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 Hamilton, Lauraville, Raspeburg was 100.2% 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, higher than the average last year, which was 30, an increase of 47%.

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