

THE LONG & FOSTER MARKET MINUTE™

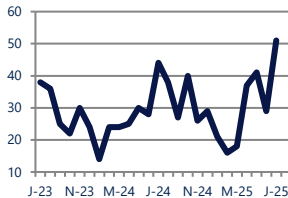
FOCUS ON: **HAMPSTEAD, FINKSBURG, AND MANCHESTER HOUSING MARKET**

JULY 2025

Zip Code(s): 21074, 21048, 21102 and 21088

Units Sold

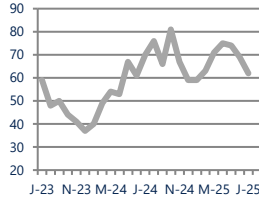
51



Up 16%
Vs. Year Ago

Active Inventory

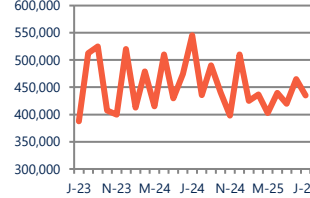
62



Down -11%
Vs. Year Ago

Median Sale Price

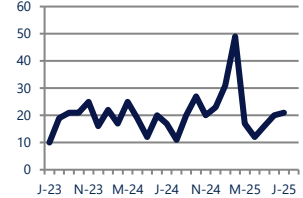
\$435,000



Down -20%
Vs. Year Ago

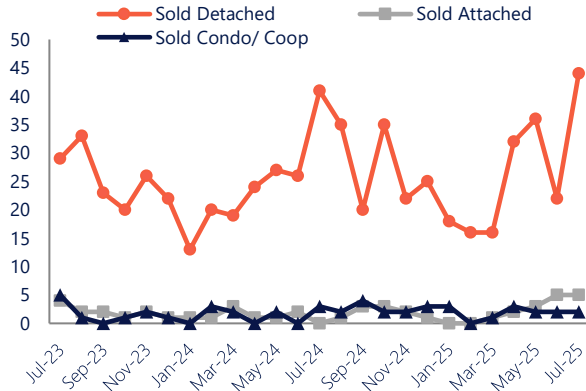
Days On Market

21



Up 24%
Vs. Year Ago

Units Sold*



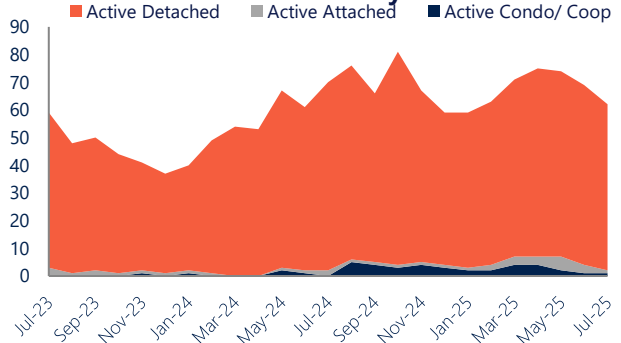
Units Sold

There was an increase in total units sold in July, with 51 sold this month in Hampstead, Finksburg, and Manchester. This month's total units sold was higher than at this time last year.

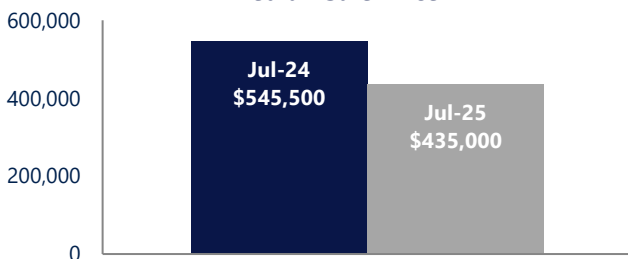
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 11%. The total number of active inventory this July was 62 compared to 70 in July 2024. This month's total of 62 is lower than the previous month's total supply of available inventory of 69, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$545,500. This July, the median sale price was \$435,000, a decrease of 20% or \$110,500 compared to last year. The current median sold price is 6% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hampstead, Finksburg, and Manchester are defined as properties listed in zip code/s 21074, 21048, 21102 and 21088.

*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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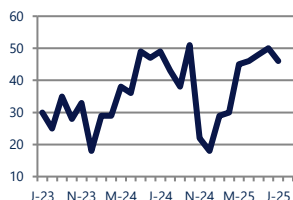
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JULY 2025

Zip Code(s): 21074, 21048, 21102 and 21088

New Listings

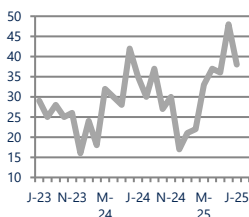
46



Down -6%
Vs. Year Ago

Current Contracts

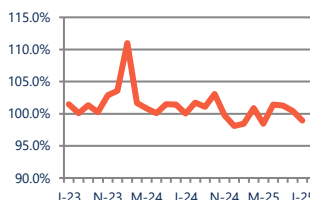
38



Up 9%
Vs. Year Ago

Sold Vs. List Price

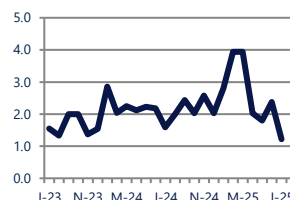
98.9%



Down -1.1%
Vs. Year Ago

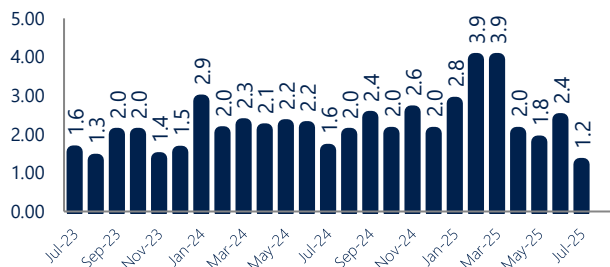
Months of Supply

1.2



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

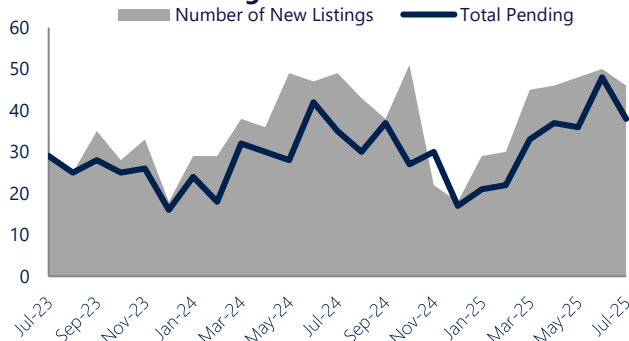
In July, there was 1.2 months of supply available in Hampstead, Finksburg, and Manchester, compared to 1.6 in July 2024. That is a decrease of 24% versus a year ago.

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.

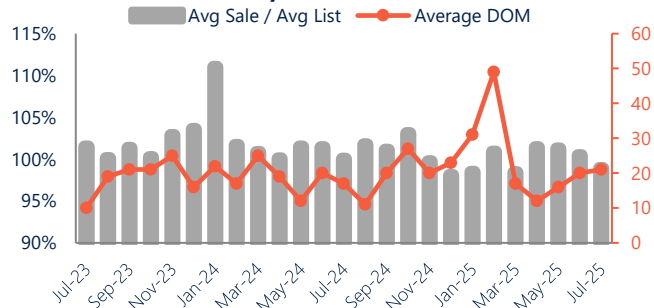
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 49 in July 2024, a decrease of 6%. There were 38 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 9% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hampstead, Finksburg, and Manchester was 98.9% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 17, an increase of 24%.

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