

THE LONG & FOSTER MARKET MINUTE™

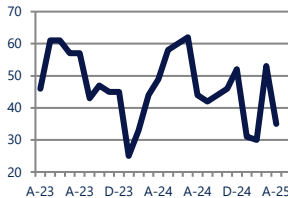
FOCUS ON: **HOMELAND, ROLAND PARK, AND CEDARCROFT HOUSING MARKET**

APRIL 2025

Zip Code(s): 21212 and 21210

Units Sold

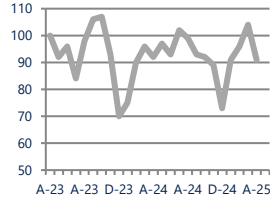
35



Down -29%
Vs. Year Ago

Active Inventory

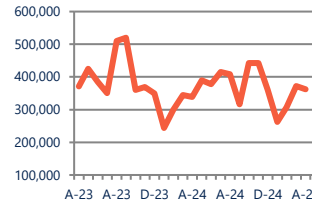
91



Down -1%
Vs. Year Ago

Median Sale Price

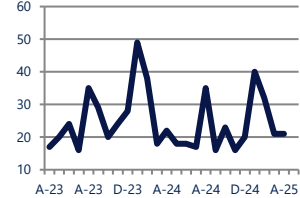
\$362,500



Up 7%
Vs. Year Ago

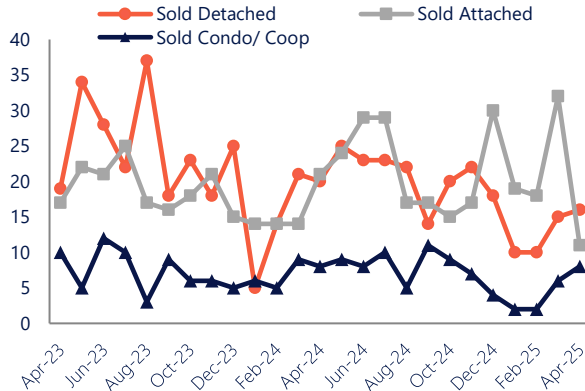
Days On Market

21



Down -5%
Vs. Year Ago

Units Sold*



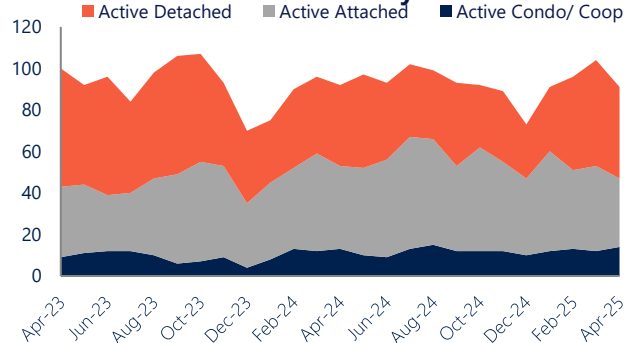
Units Sold

There was a decrease in total units sold in April, with 35 sold this month in Homeland, Roland Park, and Cedarcroft versus 53 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2024.

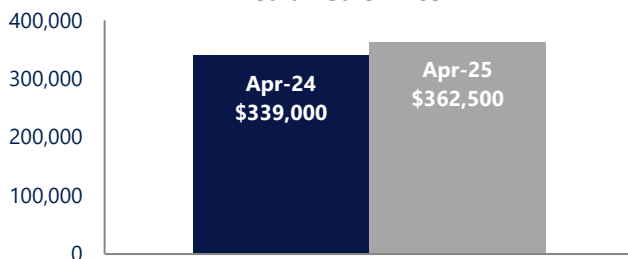
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 91 compared to 92 in April 2024. This month's total of 91 is lower than the previous month's total supply of available inventory of 104, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$339,000. This April, the median sale price was \$362,500, an increase of 7% or \$23,500 compared to last year. The current median sold price is 3% 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.

Homeland, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 and 21210.

*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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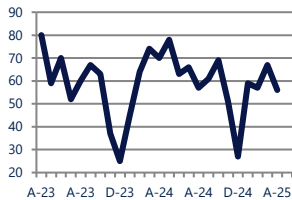
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APRIL 2025

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New Listings

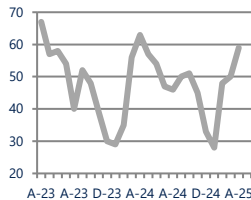
56



Down -20%
Vs. Year Ago

Current Contracts

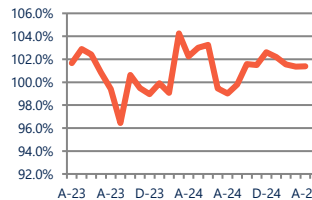
59



Down -6%
Vs. Year Ago

Sold Vs. List Price

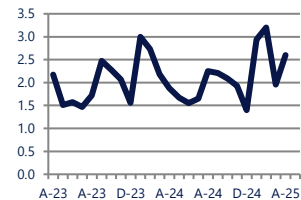
101.4%



Down -0.9%
Vs. Year Ago

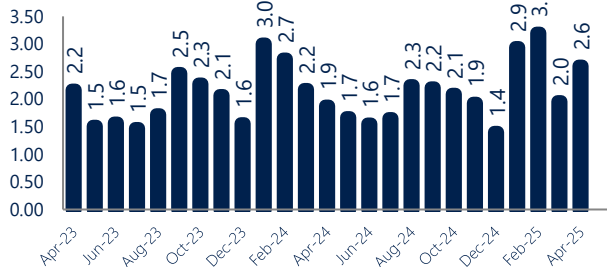
Months of Supply

2.6



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

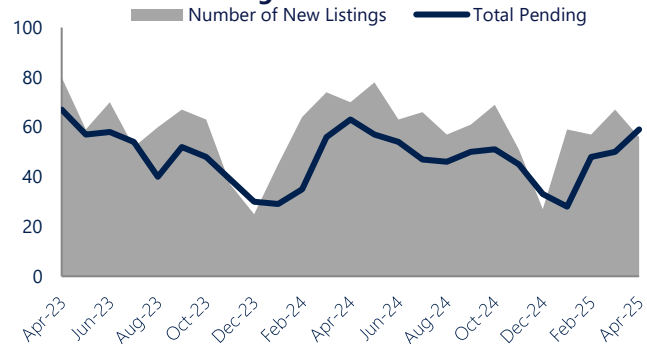
In April, there was 2.6 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 1.9 in April 2024. That is an increase of 38% versus a year ago.

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.

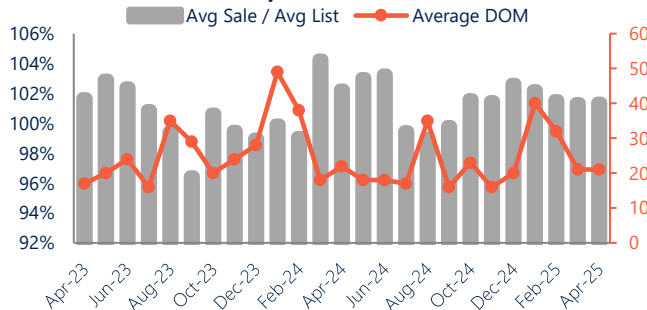
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 70 in April 2024, a decrease of 20%. There were 59 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 6% 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 Homeland, Roland Park, and Cedarcroft was 101.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 22, a decrease of 5%.

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