

THE LONG & FOSTER MARKET MINUTE™

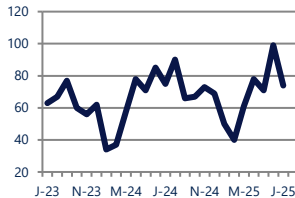
FOCUS ON: **HUNT VALLEY, PHOENIX, AND TIMONIUM HOUSING MARKET**

JULY 2025

Zip Code(s): 21030, 21131 and 21093

Units Sold

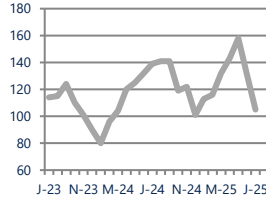
74



Down -1%
Vs. Year Ago

Active Inventory

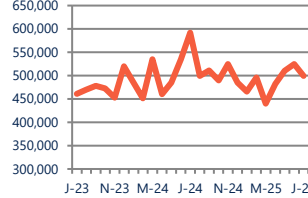
105



Down -24%
Vs. Year Ago

Median Sale Price

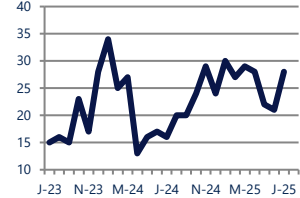
\$499,500



Down -16%
Vs. Year Ago

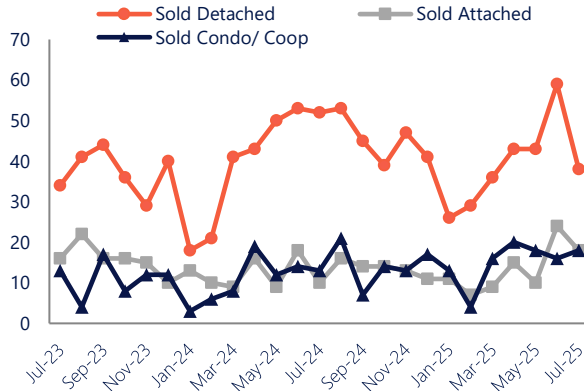
Days On Market

28



Up 75%
Vs. Year Ago

Units Sold*



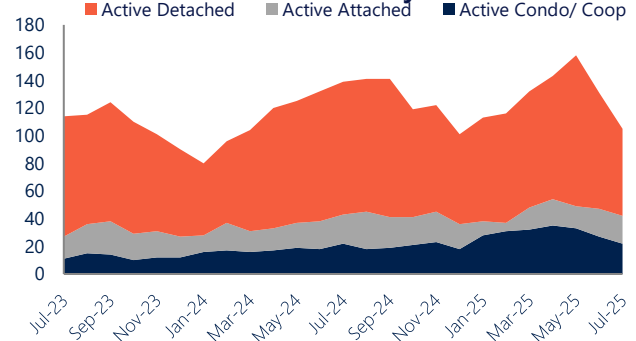
Units Sold

There was a decrease in total units sold in July, with 74 sold this month in Hunt Valley, Phoenix, and Timonium versus 99 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 24%. The total number of active inventory this July was 105 compared to 139 in July 2024. This month's total of 105 is lower than the previous month's total supply of available inventory of 131, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$592,000. This July, the median sale price was \$499,500, a decrease of 16% or \$92,500 compared to last year. The current median sold price is 5% 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.

Hunt Valley, Phoenix, and Timonium are defined as properties listed in zip code/s 21030, 21131 and 21093.

*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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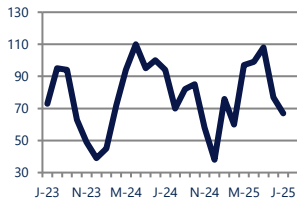
FOCUS ON: **HUNT VALLEY, PHOENIX, AND TIMONIUM HOUSING MARKET**

JULY 2025

Zip Code(s): 21030, 21131 and 21093

New Listings

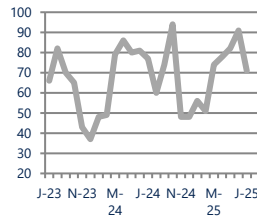
67



Down -29%
Vs. Year Ago

Current Contracts

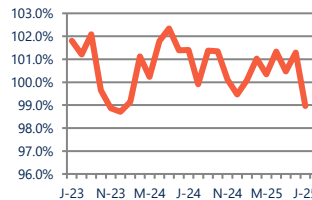
71



Down -8%
Vs. Year Ago

Sold Vs. List Price

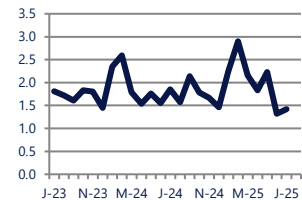
99.0%



Down -2.4%
Vs. Year Ago

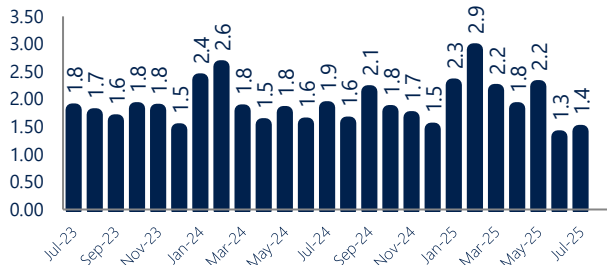
Months of Supply

1.4



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

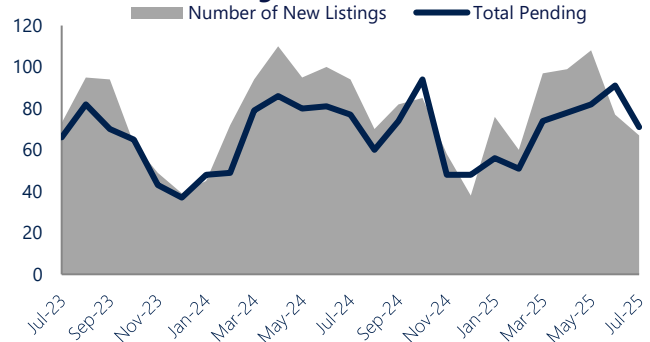
In July, there was 1.4 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 1.9 in July 2024. That is a decrease of 23% versus a year ago.

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.

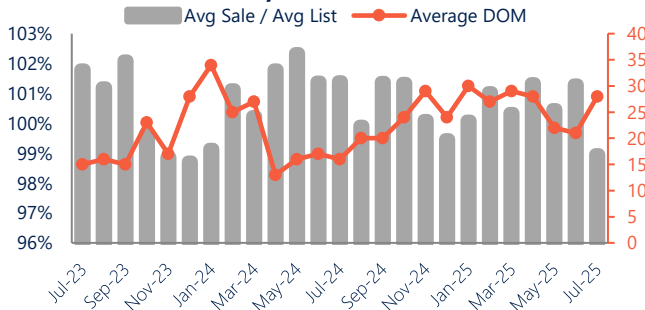
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 94 in July 2024, a decrease of 29%. There were 71 current contracts pending sale this July compared to 77 a year ago. The number of current contracts is 8% lower 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 Hunt Valley, Phoenix, and Timonium was 99.0% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 16, an increase of 75%.

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