

THE LONG & FOSTER MARKET MINUTE™

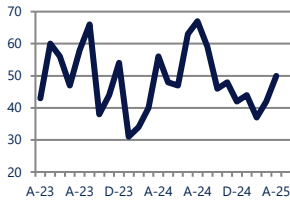
FOCUS ON: **MILLERSVILLE AND SEVERN HOUSING MARKET**

APRIL 2025

Zip Code(s): 21144 and 21108

Units Sold

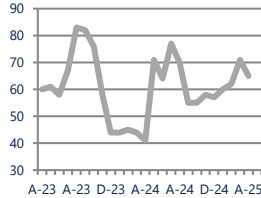
50



Down -11%
Vs. Year Ago

Active Inventory

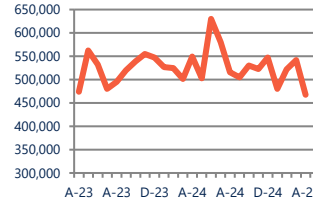
65



Up 59%
Vs. Year Ago

Median Sale Price

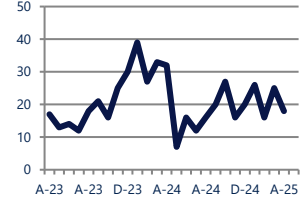
\$467,500



Down -15%
Vs. Year Ago

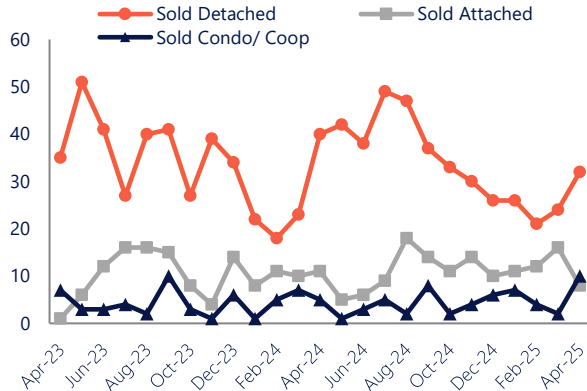
Days On Market

18



Down -44%
Vs. Year Ago

Units Sold*



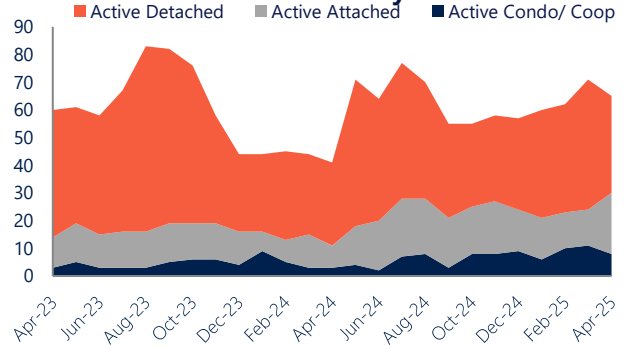
Units Sold

There was an increase in total units sold in April, with 50 sold this month in Millersville and Severn versus 42 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

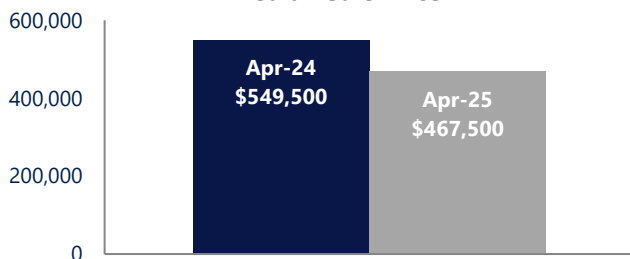
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 59%. The total number of active inventory this April was 65 compared to 41 in April 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 71, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Millersville and Severn Homes was \$549,500. This April, the median sale price was \$467,500, a decrease of 15% or \$82,000 compared to last year. The current median sold price is 14% 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.

Millersville and Severn are defined as properties listed in zip code/s 21144 and 21108.

*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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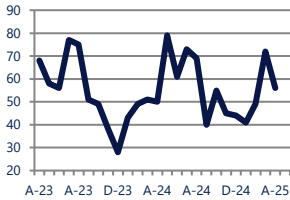
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APRIL 2025

Zip Code(s): 21144 and 21108

New Listings

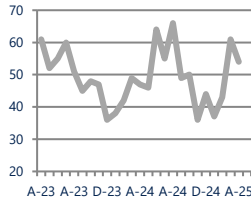
56



Up 12%
Vs. Year Ago

Current Contracts

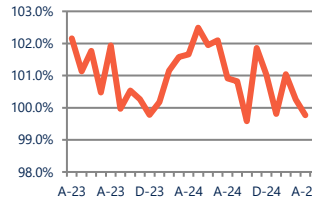
54



Up 15%
Vs. Year Ago

Sold Vs. List Price

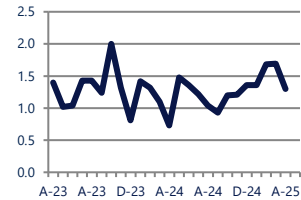
99.8%



Down -1.9%
Vs. Year Ago

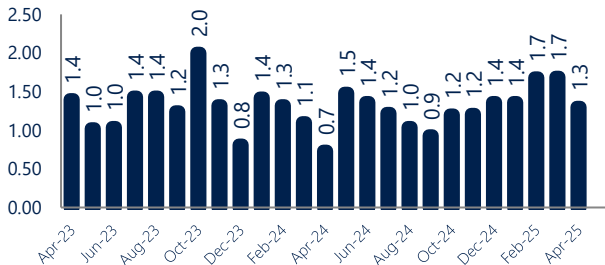
Months of Supply

1.3



Up 78%
Vs. Year Ago

Months Of Supply



Months of Supply

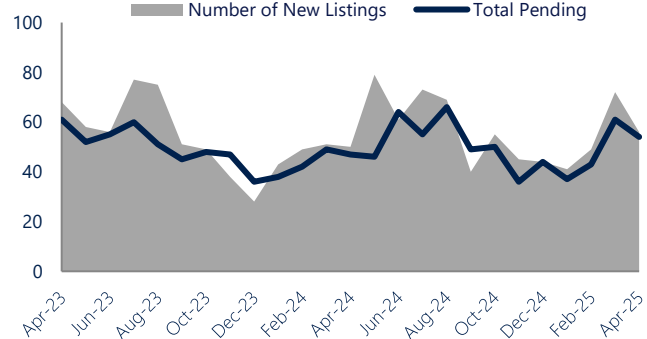
In April, there was 1.3 months of supply available in Millersville and Severn, compared to 0.7 in April 2024. That is an increase of 78% versus a year ago.

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.

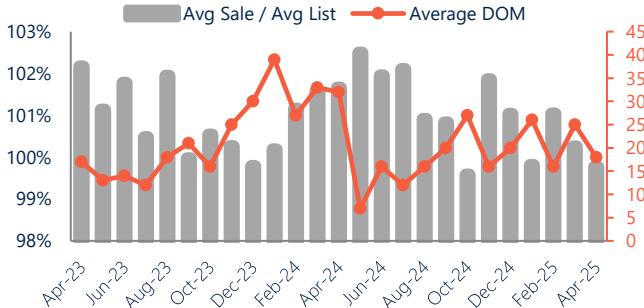
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Millersville and Severn compared to 50 in April 2024, an increase of 12%. There were 54 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 15% 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 Millersville and Severn was 99.8% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 32, a decrease of 44%.

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