

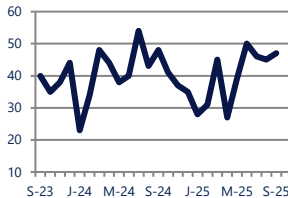
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH EAST, RISING SUN, AND PERRYVILLE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 21901, 21911, 21903, 21918, 21904, 21917 and 21914

Units Sold

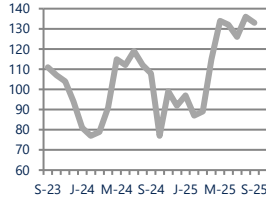
47



Down -2%
Vs. Year Ago

Active Inventory

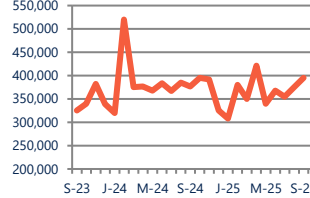
133



Up 23%
Vs. Year Ago

Median Sale Price

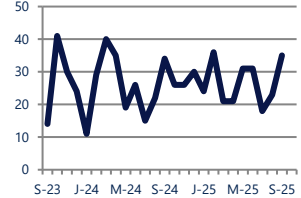
\$395,000



Up 5%
Vs. Year Ago

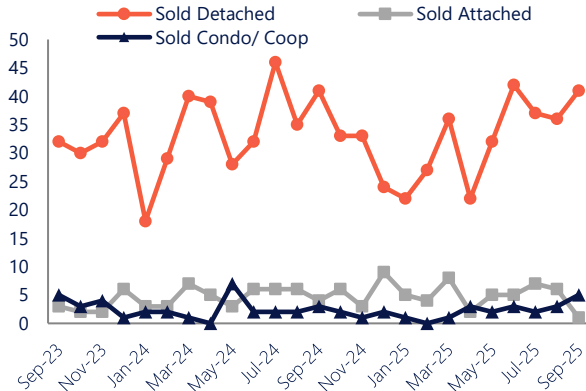
Days On Market

35



Up 3%
Vs. Year Ago

Units Sold*



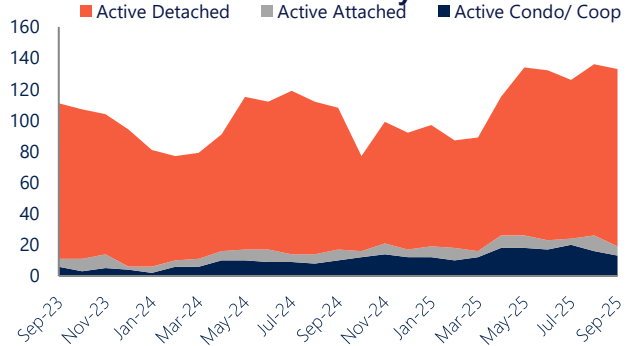
Units Sold

There was an increase in total units sold in September, with 47 sold this month in North East, Rising Sun, and Perryville versus 45 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 2% versus September 2024.

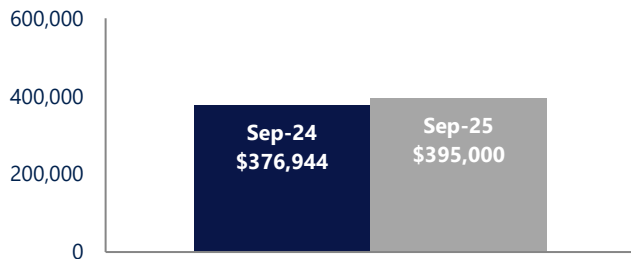
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 23%. The total number of active inventory this September was 133 compared to 108 in September 2024. This month's total of 133 is lower than the previous month's total supply of available inventory of 136, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for North East, Rising Sun, and Perryville Homes was \$376,944. This September, the median sale price was \$395,000, an increase of 5% or \$18,056 compared to last year. The current median sold price is 5% higher than in August.

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

North East, Rising Sun, and Perryville are defined as properties listed in zip code/s 21901, 21911, 21903, 21918, 21904, 21917 and 21914.

*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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New Listings

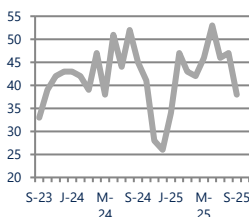
46



Up 18%
Vs. Year Ago

Current Contracts

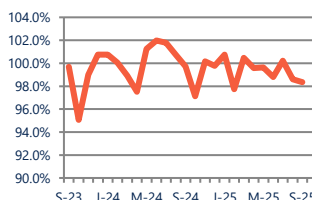
38



Down -16%
Vs. Year Ago

Sold Vs. List Price

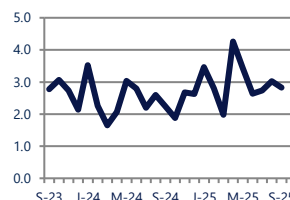
98.4%



Down -1.4%
Vs. Year Ago

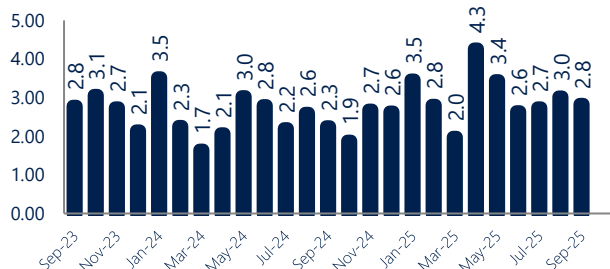
Months of Supply

2.8



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

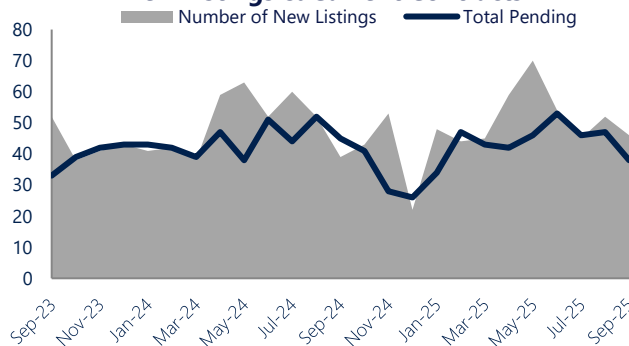
In September, there was 2.8 months of supply available in North East, Rising Sun, and Perryville, compared to 2.3 in September 2024. That is an increase of 26% versus a year ago.

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.

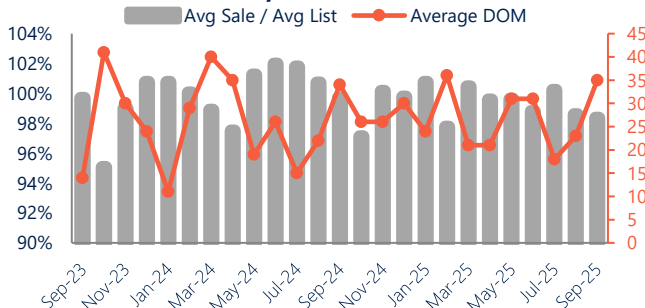
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in North East, Rising Sun, and Perryville compared to 39 in September 2024, an increase of 18%. There were 38 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 16% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in North East, Rising Sun, and Perryville was 98.4% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 34, an increase of 3%.

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