

# THE LONG & FOSTER MARKET MINUTE™

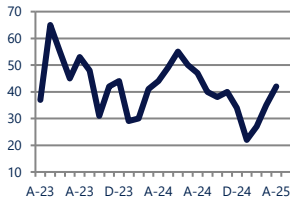
FOCUS ON: **NORTHERN LAUREL, JESSUP, AND SAVAGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20723, 20794 and 20763

## Units Sold

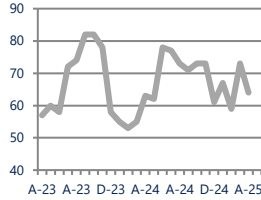
42



**Down -5%**  
Vs. Year Ago

## Active Inventory

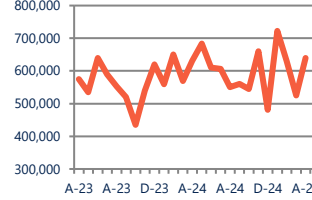
64



**Up 2%**  
Vs. Year Ago

## Median Sale Price

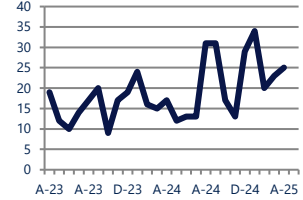
\$640,000



**Up 1%**  
Vs. Year Ago

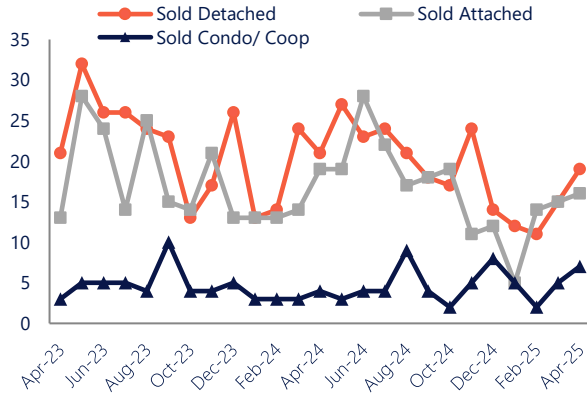
## Days On Market

25



**Up 47%**  
Vs. Year Ago

### Units Sold\*



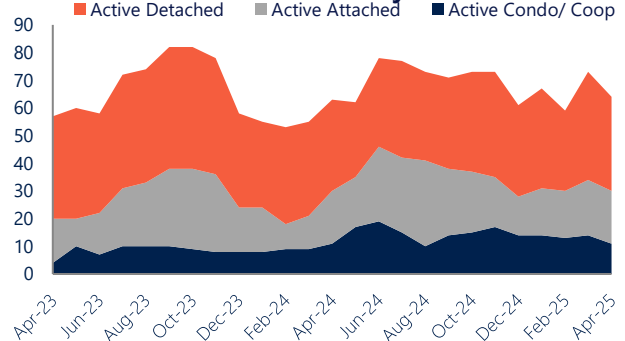
## Units Sold

There was an increase in total units sold in April, with 42 sold this month in Northern Laurel, Jessup, and Savage versus 35 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

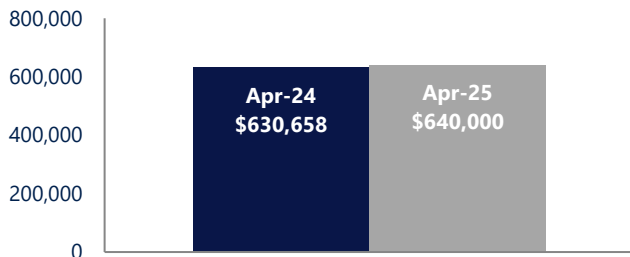
## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this April was 64 compared to 63 in April 2024. This month's total of 64 is lower than the previous month's total supply of available inventory of 73, a decrease of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Northern Laurel, Jessup, and Savage Homes was \$630,658. This April, the median sale price was \$640,000, an increase of 1% or \$9,342 compared to last year. The current median sold price is 22% higher 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.

Northern Laurel, Jessup, and Savage are defined as properties listed in zip code/s 20723, 20794 and 20763.

\*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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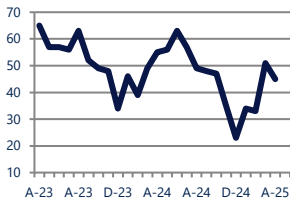
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APRIL 2025

Zip Code(s): 20723, 20794 and 20763

## New Listings

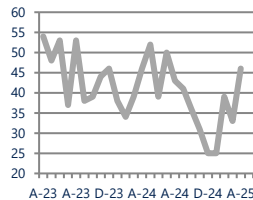
45



**Down -18%**  
Vs. Year Ago

## Current Contracts

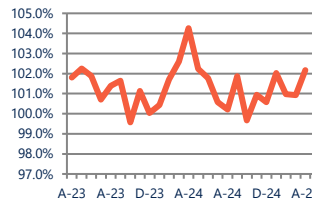
46



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

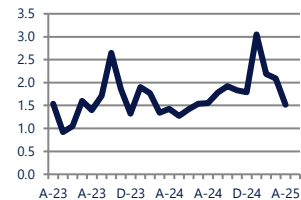
102.2%



**Down -2%**  
Vs. Year Ago

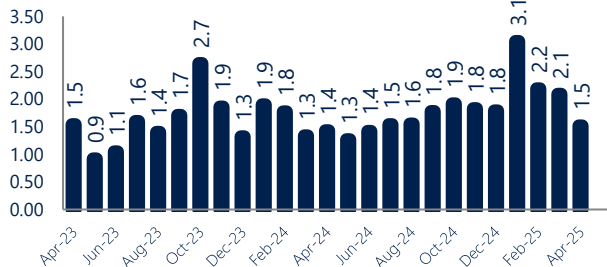
## Months of Supply

1.5



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

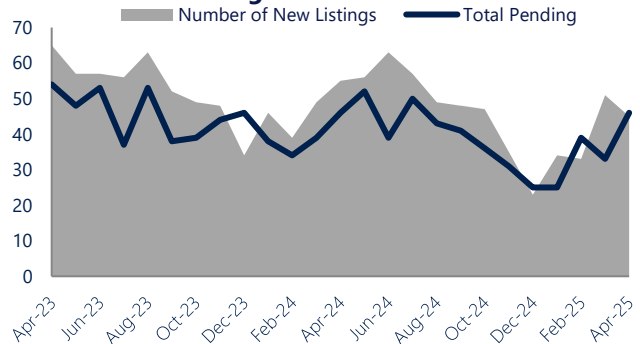
In April, there was 1.5 months of supply available in Northern Laurel, Jessup, and Savage. The amount of supply is similar compared to a year ago.

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.

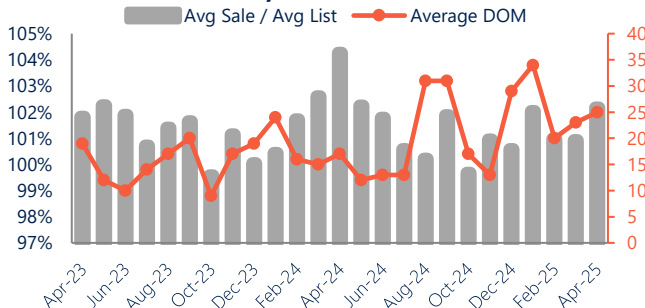
## New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Northern Laurel, Jessup, and Savage compared to 55 in April 2024, a decrease of 18%. There were 46 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 39% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Northern Laurel, Jessup, and Savage was 102.2% of the average list price, which is 2.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 17, an increase of 47%.

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