

# THE LONG & FOSTER MARKET MINUTE™

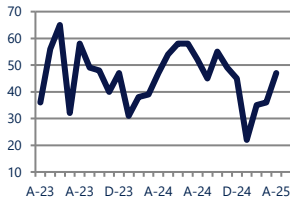
FOCUS ON: **NOTTINGHAM AND PERRY HALL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21236 and 21128

## Units Sold

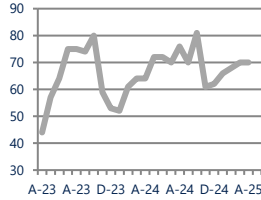
47



**No Change**  
Vs. Year Ago

## Active Inventory

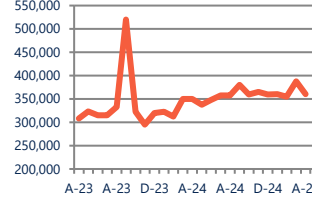
70



**Up 9%**  
Vs. Year Ago

## Median Sale Price

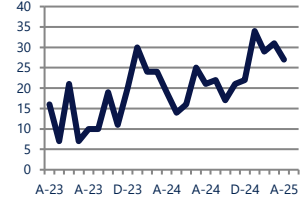
\$360,000



**Up 3%**  
Vs. Year Ago

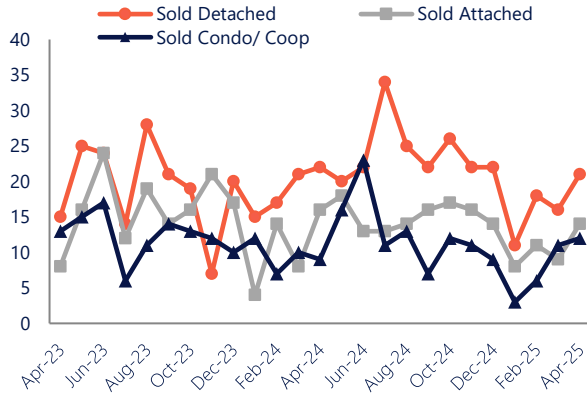
## Days On Market

27



**Up 42%**  
Vs. Year Ago

## Units Sold\*



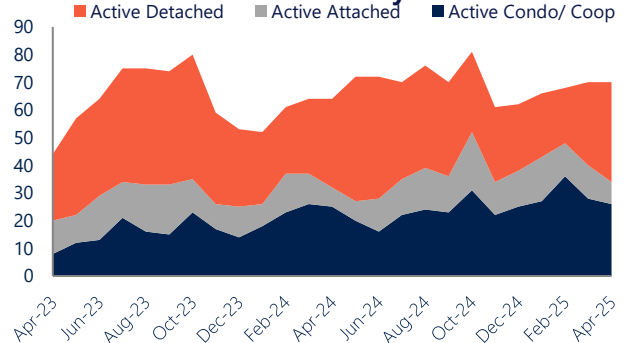
## Units Sold

There was an increase in total units sold in April, with 47 sold this month in Nottingham and Perry Hall, an increase of 31%. This month's total units sold is similar compared to a year ago.

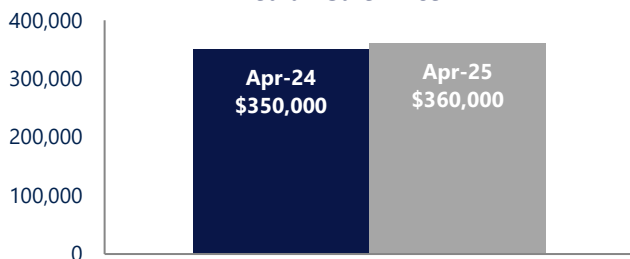
## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 9%. The total number of active inventory this April was 70 compared to 64 in April 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Nottingham and Perry Hall Homes was \$350,000. This April, the median sale price was \$360,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 7% 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.

Nottingham and Perry Hall are defined as properties listed in zip code/s 21236 and 21128.

\*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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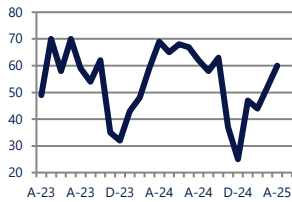
FOCUS ON: **NOTTINGHAM AND PERRY HALL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21236 and 21128

### New Listings

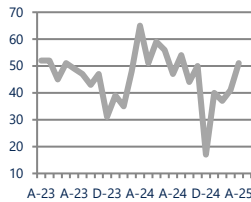
60



**Down -13%**  
Vs. Year Ago

### Current Contracts

51



**Down -22%**  
Vs. Year Ago

### Sold Vs. List Price

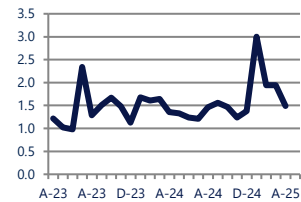
102.4%



**Up 0.5%**  
Vs. Year Ago

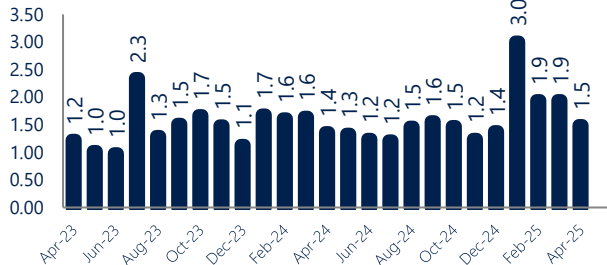
### Months of Supply

1.5



**Up 10%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

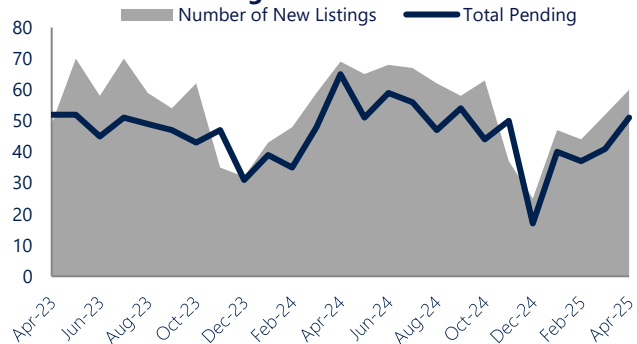
In April, there was 1.5 months of supply available in Nottingham and Perry Hall, compared to 1.4 in April 2024. That is an increase of 9% versus a year ago.

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.

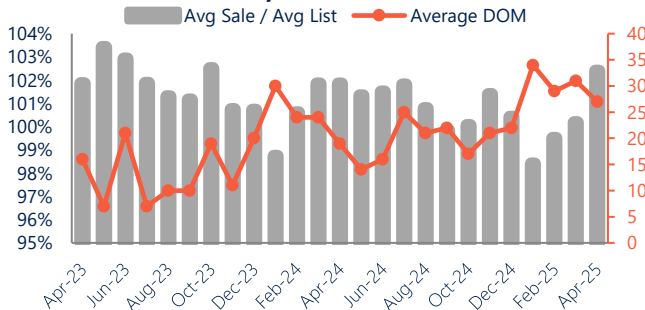
### New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Nottingham and Perry Hall compared to 69 in April 2024, a decrease of 13%. There were 51 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 22% 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 Nottingham and Perry Hall was 102.4% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 19, an increase of 42%.

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