

THE LONG & FOSTER MARKET MINUTE™

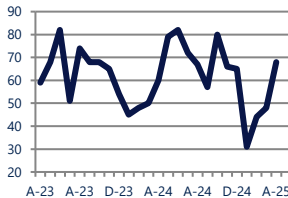
FOCUS ON: **PERRY HALL, NOTTINGHAM, AND NORTHEASTERN BALTIMORE COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

Units Sold

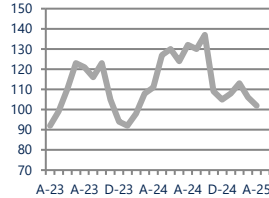
68



Up 13%
Vs. Year Ago

Active Inventory

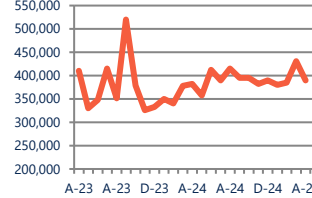
102



Down -8%
Vs. Year Ago

Median Sale Price

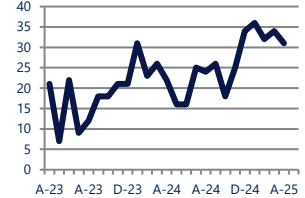
\$389,995



Up 2%
Vs. Year Ago

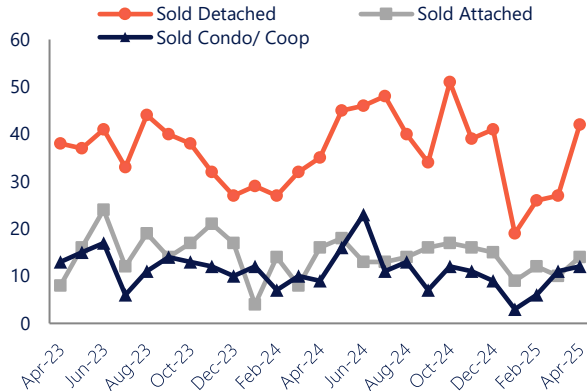
Days On Market

31



Up 41%
Vs. Year Ago

Units Sold*



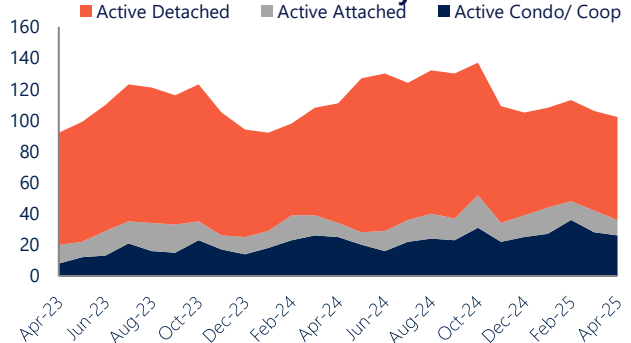
Units Sold

There was an increase in total units sold in April, with 68 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 8%. The total number of active inventory this April was 102 compared to 111 in April 2024. This month's total of 102 is lower than the previous month's total supply of available inventory of 106, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$382,000. This April, the median sale price was \$389,995, an increase of 2% or \$7,995 compared to last year. The current median sold price is 10% 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.

Perry Hall, Nottingham, and Northeastern Baltimore County are defined as properties listed in zip code/s 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236.

*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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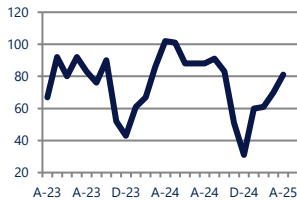
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New Listings

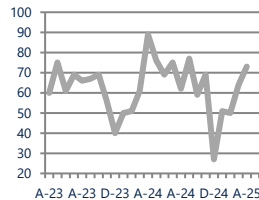
81



Down -21%
Vs. Year Ago

Current Contracts

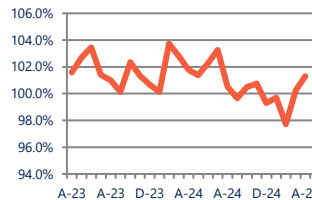
73



Down -18%
Vs. Year Ago

Sold Vs. List Price

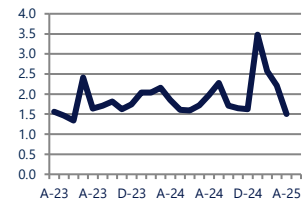
101.3%



No Change
Vs. Year Ago

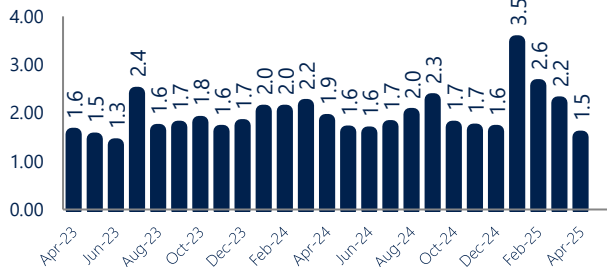
Months of Supply

1.5



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

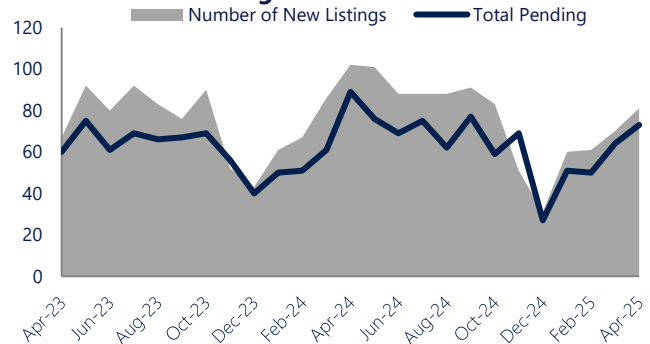
In April, there was 1.5 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 1.9 in April 2024. That is a decrease of 19% versus a year ago.

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.

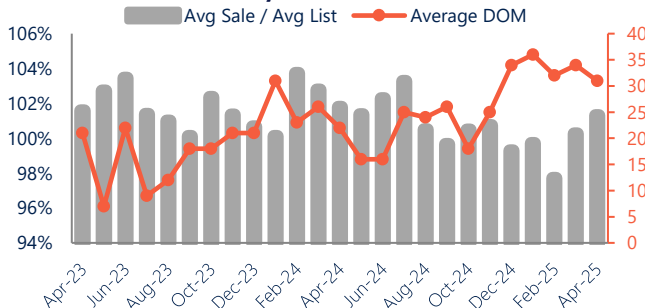
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 102 in April 2024, a decrease of 21%. There were 73 current contracts pending sale this April compared to 89 a year ago. The number of current contracts is 18% 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 Perry Hall, Nottingham, and Northeastern Baltimore County was 101.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 22, an increase of 41%.

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