

THE LONG & FOSTER MARKET MINUTE™

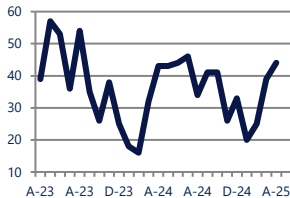
FOCUS ON: **ROLAND PARK, HAMPDEN, AND MEDFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 21211 and 21210

Units Sold

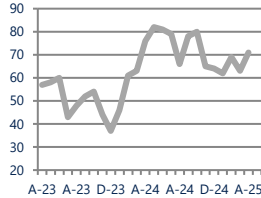
44



Up 2%
Vs. Year Ago

Active Inventory

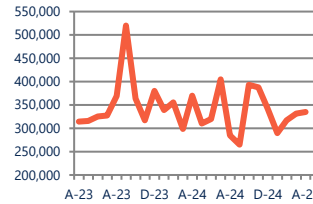
71



Down -7%
Vs. Year Ago

Median Sale Price

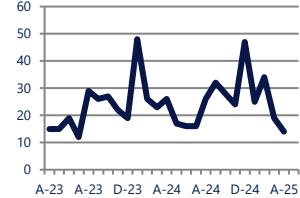
\$335,000



Down -9%
Vs. Year Ago

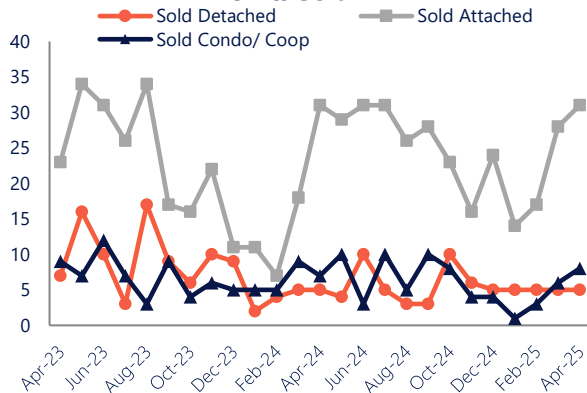
Days On Market

14



Down -46%
Vs. Year Ago

Units Sold*



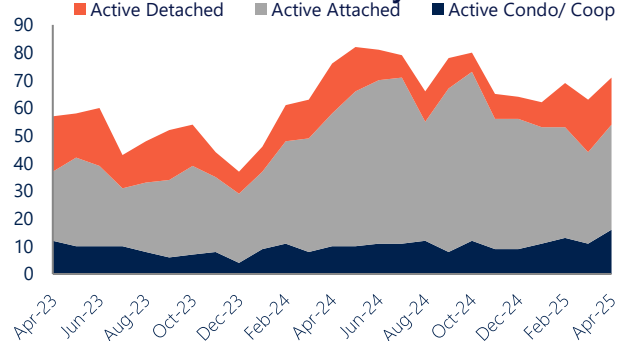
Units Sold

There was an increase in total units sold in April, with 44 sold this month in Roland Park, Hampden, and Medfield versus 39 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

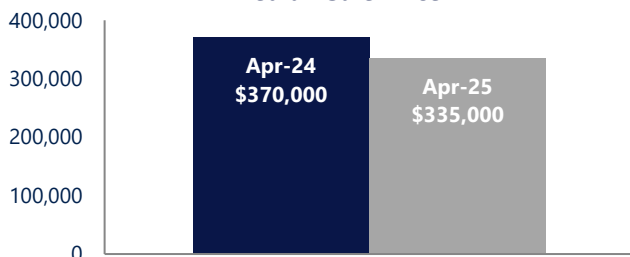
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 7%. The total number of active inventory this April was 71 compared to 76 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 63, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Roland Park, Hampden, and Medfield Homes was \$370,000. This April, the median sale price was \$335,000, a decrease of 9% or \$35,000 compared to last year. The current median sold price is 1% 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.

Roland Park, Hampden, and Medfield are defined as properties listed in zip code/s 21211 and 21210.

*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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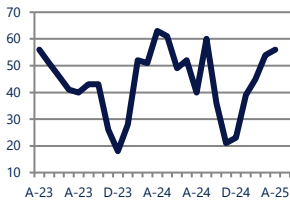
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APRIL 2025

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New Listings

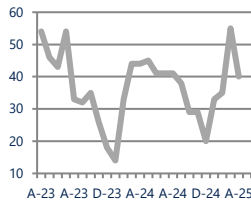
56



Down -11%
Vs. Year Ago

Current Contracts

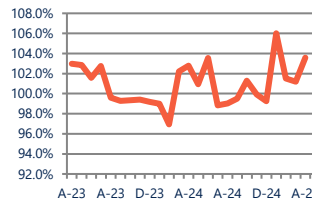
40



Down -9%
Vs. Year Ago

Sold Vs. List Price

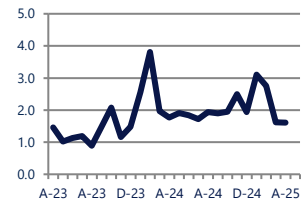
103.6%



Up 0.8%
Vs. Year Ago

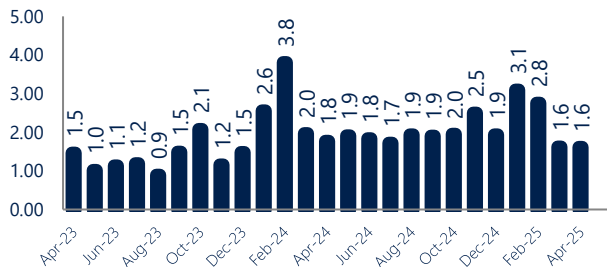
Months of Supply

1.6



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

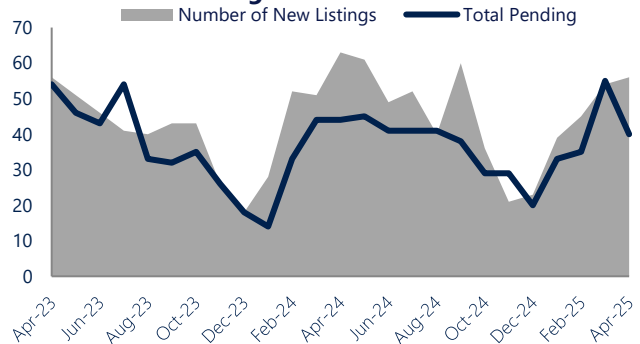
In April, there was 1.6 months of supply available in Roland Park, Hampden, and Medfield, compared to 1.8 in April 2024. That is a decrease of 9% versus a year ago.

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.

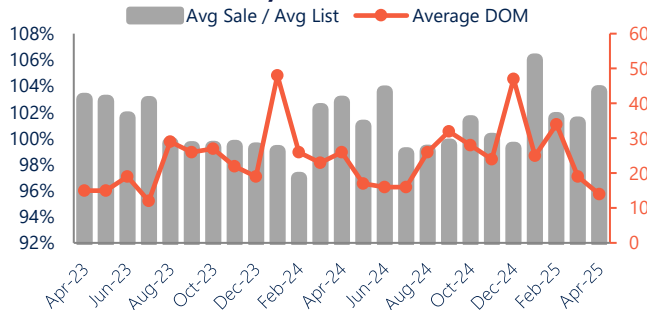
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 63 in April 2024, a decrease of 11%. There were 40 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 9% 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 Roland Park, Hampden, and Medfield was 103.6% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 26, a decrease of 46%.

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