

# THE LONG & FOSTER MARKET MINUTE™

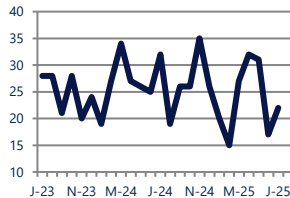
FOCUS ON: **ROSEDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 21237

## Units Sold

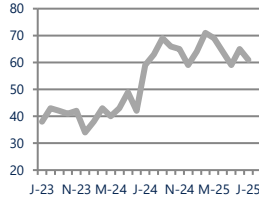
22



**Down -31%**  
Vs. Year Ago

## Active Inventory

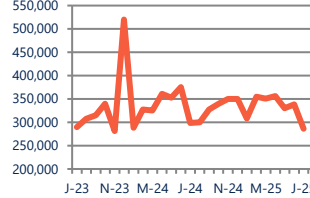
61



**Up 3%**  
Vs. Year Ago

## Median Sale Price

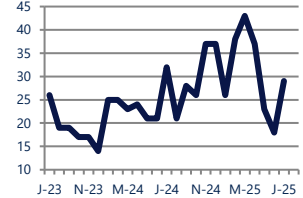
\$285,950



**Down -4%**  
Vs. Year Ago

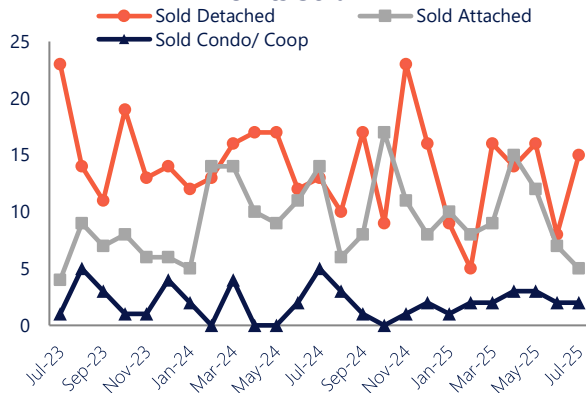
## Days On Market

29



**Down -9%**  
Vs. Year Ago

## Units Sold\*



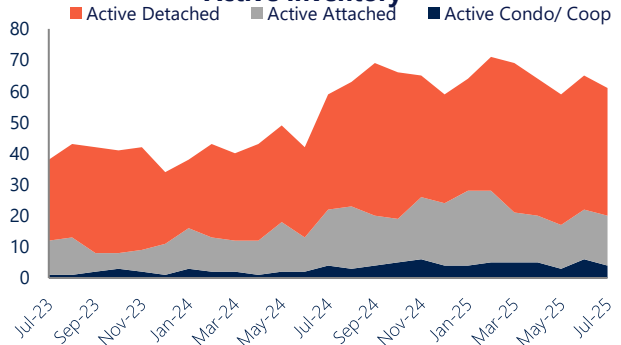
## Units Sold

There was an increase in total units sold in July, with 22 sold this month in Rosedale versus 17 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 31% versus July 2024.

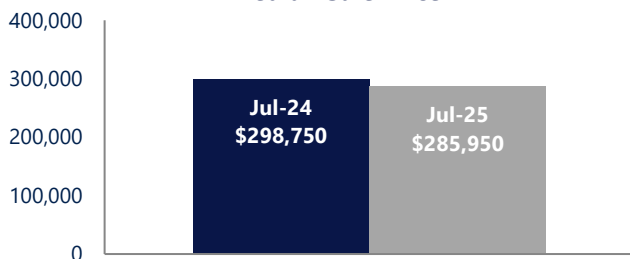
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 3%. The total number of active inventory this July was 61 compared to 59 in July 2024. This month's total of 61 is lower than the previous month's total supply of available inventory of 65, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Rosedale Homes was \$298,750. This July, the median sale price was \$285,950, a decrease of 4% or \$12,800 compared to last year. The current median sold price is 15% lower than in June.

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

Rosedale are defined as properties listed in zip code/s 21237.

\*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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER

## MARKET MINUTE™

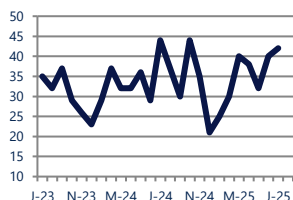
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JULY 2025

Zip Code(s): 21237

### New Listings

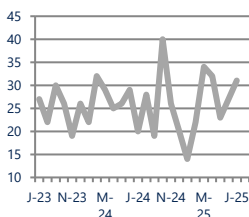
42



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

### Current Contracts

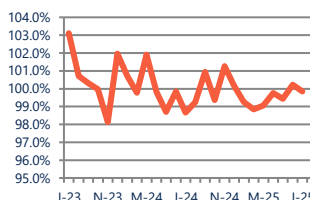
31



**Up 55%**  
Vs. Year Ago

### Sold Vs. List Price

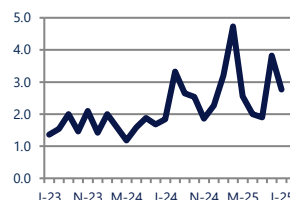
99.8%



**Up 1.2%**  
Vs. Year Ago

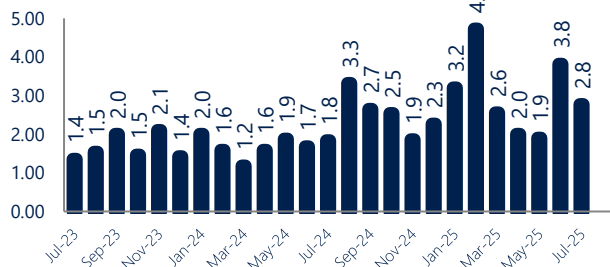
### Months of Supply

2.8



**Up 51%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

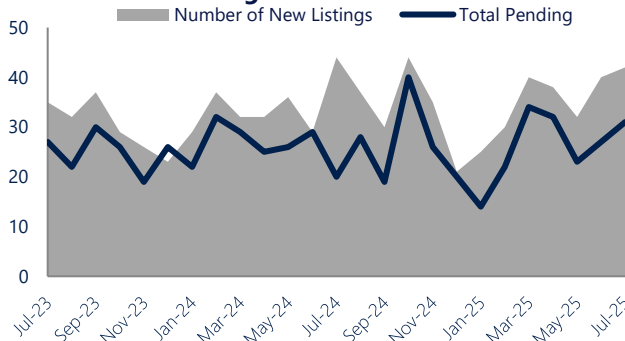
In July, there was 2.8 months of supply available in Rosedale, compared to 1.8 in July 2024. That is an increase of 50% versus a year ago.

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.

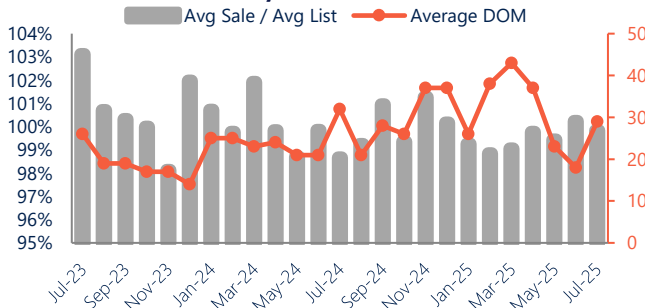
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Rosedale compared to 44 in July 2024, a decrease of 5%. There were 31 current contracts pending sale this July compared to 20 a year ago. The number of current contracts is 55% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Rosedale was 99.8% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 32, a decrease of 9%.

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