

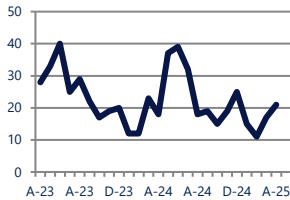
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEVERNA PARK HOUSING MARKET**

APRIL 2025

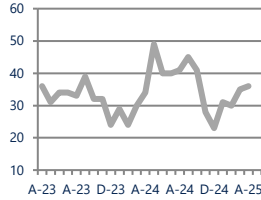
Zip Code(s): 21146

Units Sold
21



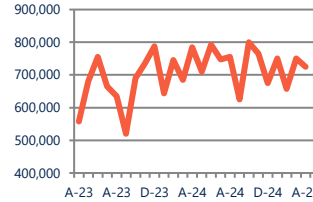
Up 17%
Vs. Year Ago

Active Inventory
36



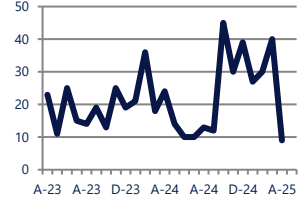
Up 6%
Vs. Year Ago

Median Sale Price
\$725,000



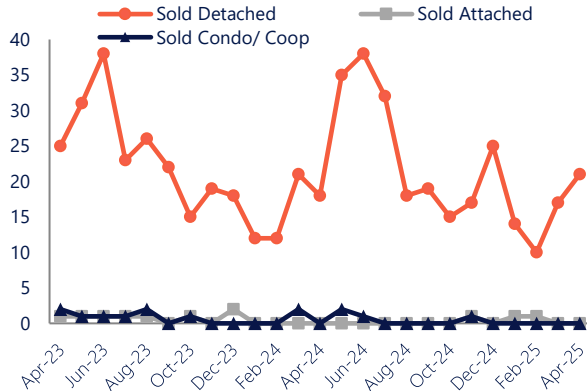
Down -8%
Vs. Year Ago

Days On Market
9



Down
Vs. Year Ago

Units Sold*



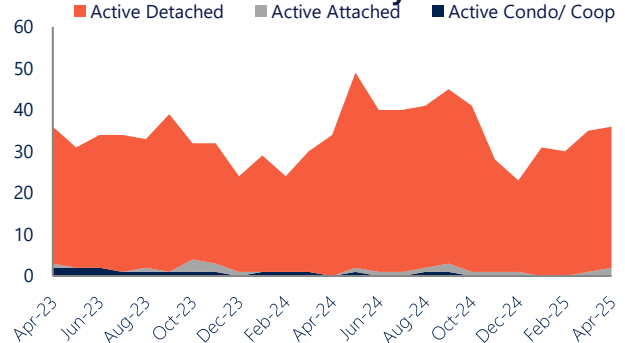
Units Sold

There was an increase in total units sold in April, with 21 sold this month in Severna Park versus 17 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2024.

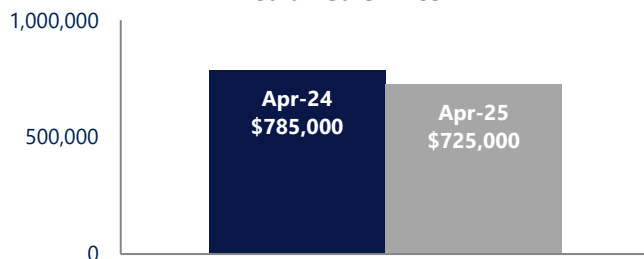
Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 6%. The total number of active inventory this April was 36 compared to 34 in April 2024. This month's total of 36 is higher than the previous month's total supply of available inventory of 35, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Severna Park Homes was \$785,000. This April, the median sale price was \$725,000, a decrease of 8% or \$60,000 compared to last year. The current median sold price is 3% 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.

Severna Park are defined as properties listed in zip code/s 21146.

*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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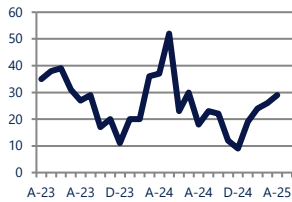
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APRIL 2025

Zip Code(s): 21146

New Listings

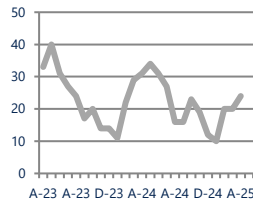
29



Down -22%
Vs. Year Ago

Current Contracts

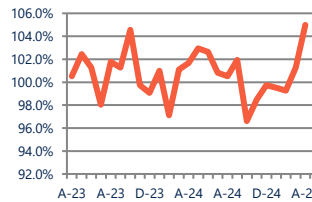
24



Down -23%
Vs. Year Ago

Sold Vs. List Price

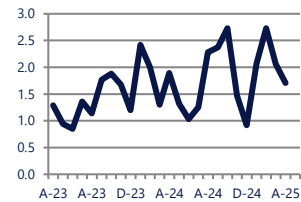
105.0%



Up 3.3%
Vs. Year Ago

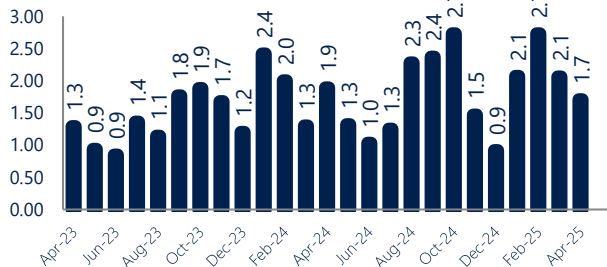
Months of Supply

1.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

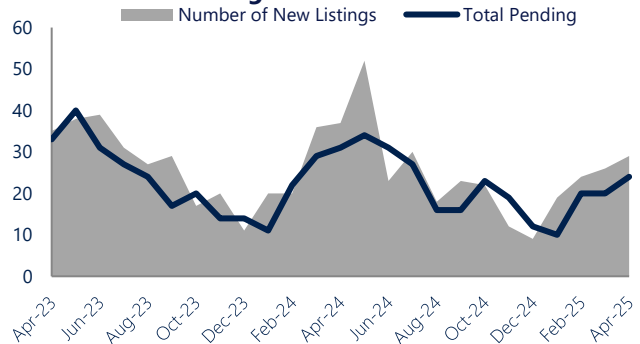
In April, there was 1.7 months of supply available in Severna Park, compared to 1.9 in April 2024. That is a decrease of 9% versus a year ago.

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.

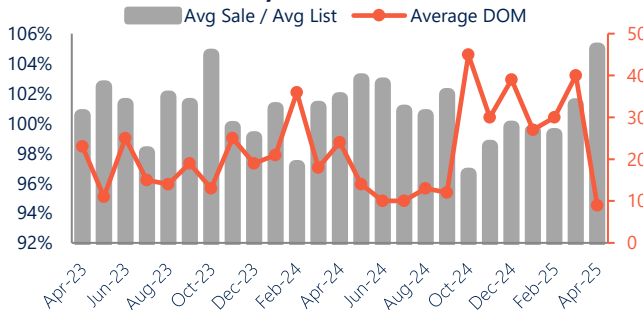
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Severna Park compared to 37 in April 2024, a decrease of 22%. There were 24 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 23% 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 Severna Park was 105.0% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 24. This decrease was impacted by the limited number of sales.

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