

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTMINSTER AND TANEYTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 21157, 21158 and 21787

## Units Sold

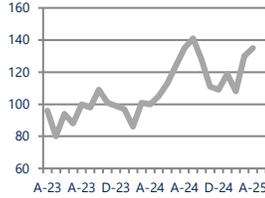
52



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

## Active Inventory

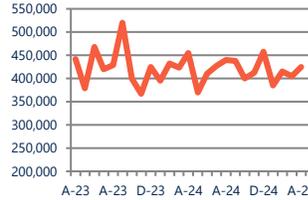
135



**Up 35%**  
Vs. Year Ago

## Median Sale Price

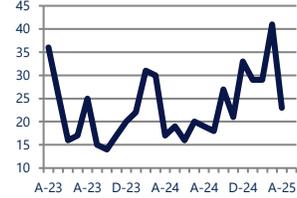
\$424,950



**Down -7%**  
Vs. Year Ago

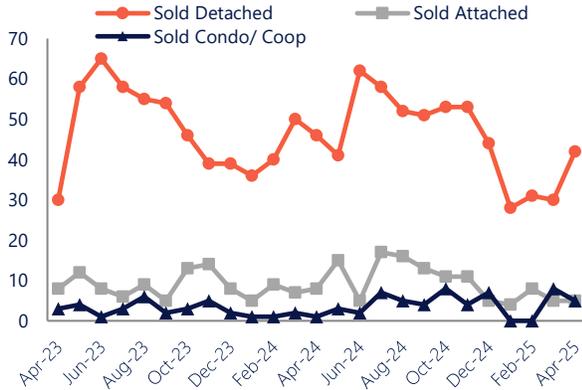
## Days On Market

23



**Up 35%**  
Vs. Year Ago

## Units Sold\*



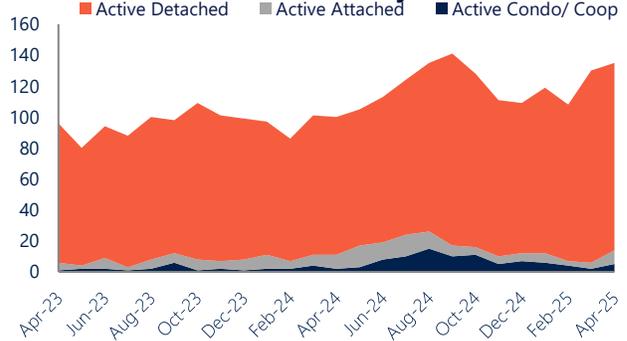
## Units Sold

There was an increase in total units sold in April, with 52 sold this month in Westminster and Taneytown versus 43 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 35 units or 35%. The total number of active inventory this April was 135 compared to 100 in April 2024. This month's total of 135 is higher than the previous month's total supply of available inventory of 130, an increase of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Westminister and Taneytown Homes was \$455,000. This April, the median sale price was \$424,950, a decrease of 7% or \$30,050 compared to last year. The current median sold price is 5% 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.

Westminster and Taneytown are defined as properties listed in zip code/s 21157, 21158 and 21787.

\*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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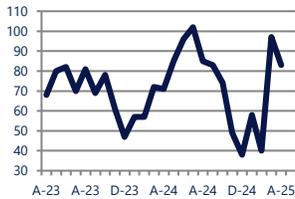
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## New Listings

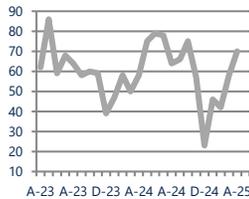
83



Up 17%  
Vs. Year Ago

## Current Contracts

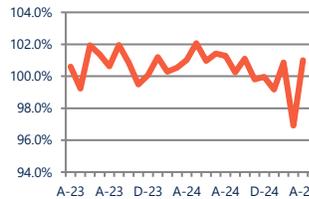
70



Up 21%  
Vs. Year Ago

## Sold Vs. List Price

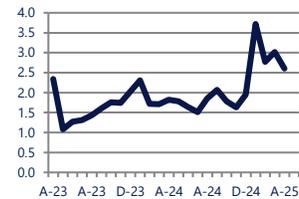
101.0%



No Change  
Vs. Year Ago

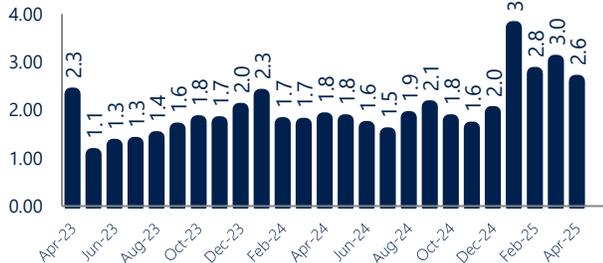
## Months of Supply

2.6



Up 43%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

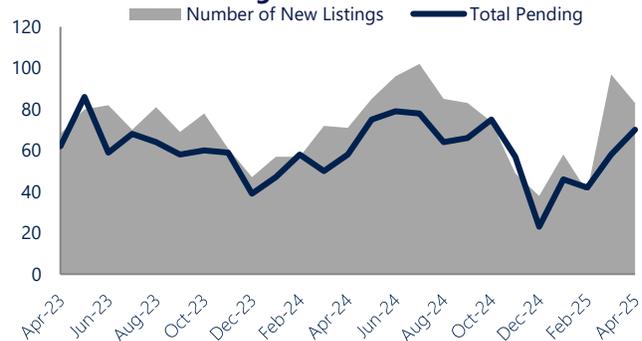
In April, there was 2.6 months of supply available in Westminster and Taneytown, compared to 1.8 in April 2024. That is an increase of 43% versus a year ago.

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.

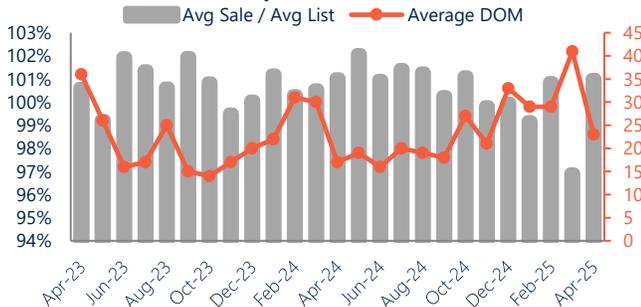
## New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Westminster and Taneytown compared to 71 in April 2024, an increase of 17%. There were 70 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 21% higher 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 Westminster and Taneytown was 101.0% 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 23, higher than the average last year, which was 17, an increase of 35%.

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