

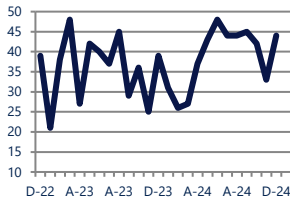
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLE RIVER HOUSING MARKET** DECEMBER 2024

Zip Code(s): 21220

## Units Sold

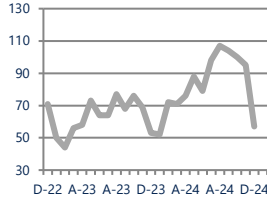
44



Up 13%  
Vs. Year Ago

## Active Inventory

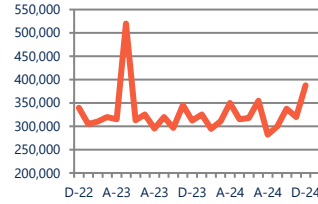
57



Up 8%  
Vs. Year Ago

## Median Sale Price

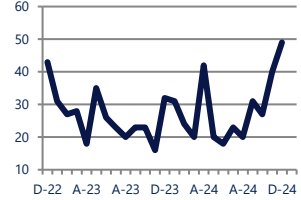
\$387,500



Up 24%  
Vs. Year Ago

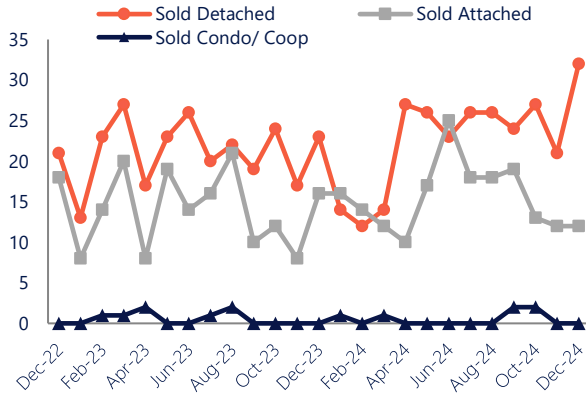
## Days On Market

49



Up 53%  
Vs. Year Ago

## Units Sold\*



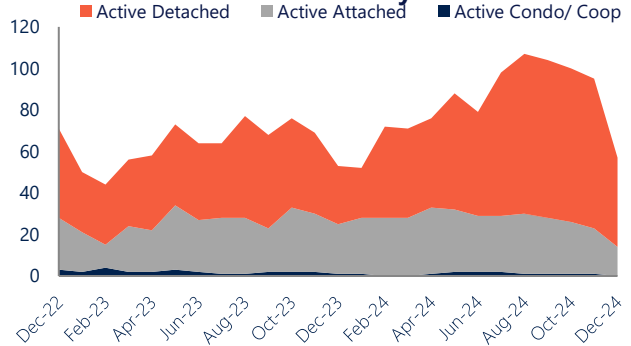
## Units Sold

There was an increase in total units sold in December, with 44 sold this month in Middle River versus 33 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 13% versus December 2023.

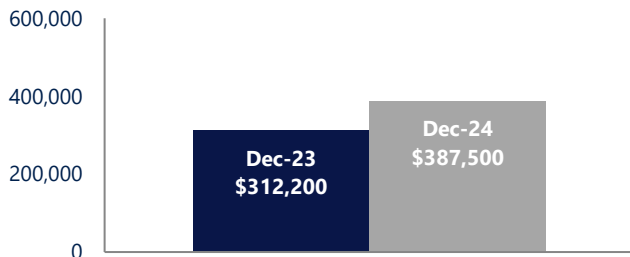
## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 8%. The total number of active inventory this December was 57 compared to 53 in December 2023. This month's total of 57 is lower than the previous month's total supply of available inventory of 95, a decrease of 40%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Middle River Homes was \$312,200. This December, the median sale price was \$387,500, an increase of 24% or \$75,300 compared to last year. The current median sold price is 21% higher than in November.

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

Middle River are defined as properties listed in zip code/s 21220.

\*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.

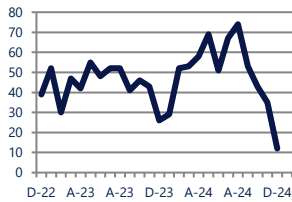
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLE RIVER HOUSING MARKET** DECEMBER 2024

Zip Code(s): 21220

## New Listings

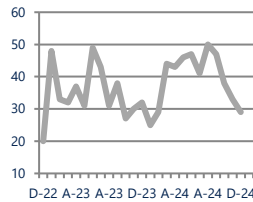
12



**Down -54%**  
Vs. Year Ago

## Current Contracts

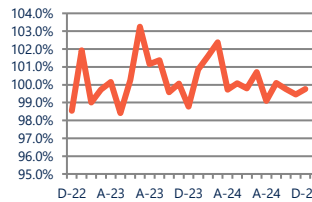
29



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

## Sold Vs. List Price

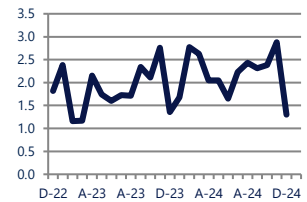
99.8%



**Up 1%**  
Vs. Year Ago

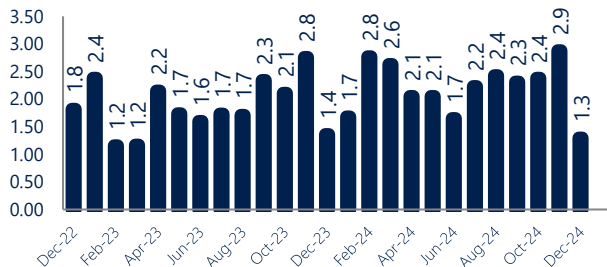
## Months of Supply

1.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

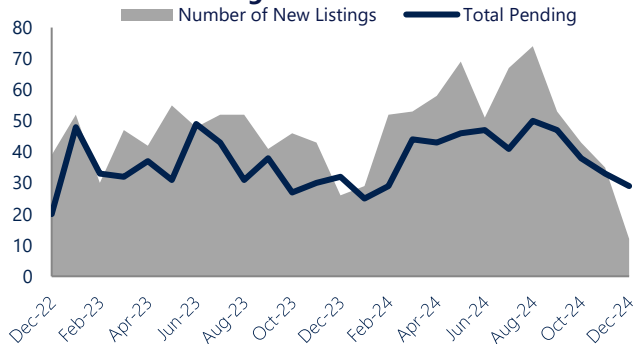
In December, there was 1.3 months of supply available in Middle River. The amount of supply is similar compared to a year ago.

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.

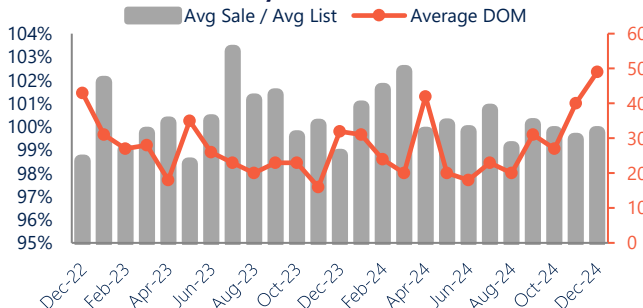
## New Listings & Current Contracts

This month there were 12 homes newly listed for sale in Middle River compared to 26 in December 2023, a decrease of 54%. There were 29 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 9% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Middle River was 99.8% of the average list price, which is 1.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 32, an increase of 53%.

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