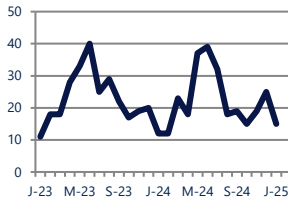


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEVERNA PARK HOUSING MARKET** JANUARY 2025

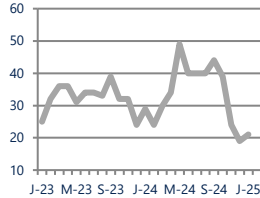
Zip Code(s): 21146

**Units Sold**  
15



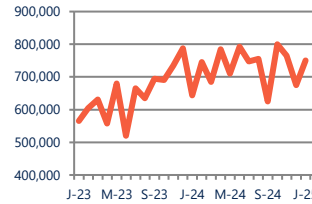
**Up**  
Vs. Year Ago

**Active Inventory**  
21



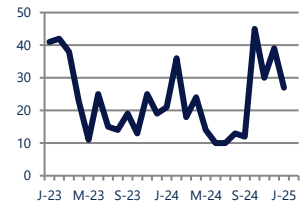
**Down -28%**  
Vs. Year Ago

**Median Sale Price**  
\$750,000



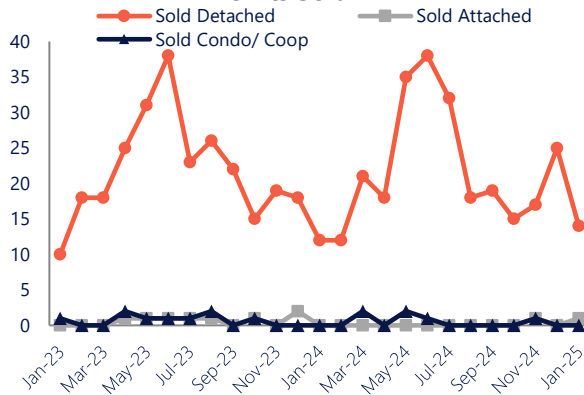
**Up 16%**  
Vs. Year Ago

**Days On Market**  
27



**Up 29%**  
Vs. Year Ago

## Units Sold\*



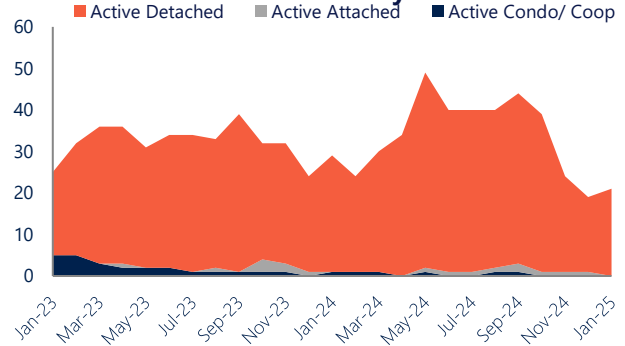
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 15 sold this month in Severna Park. This month's total units sold was higher than at this time last year, an increase from January 2024.

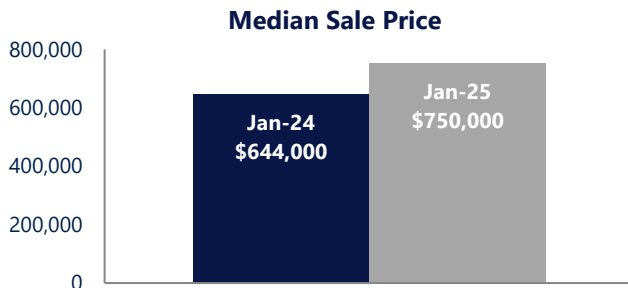
## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 28%. The total number of active inventory this January was 21 compared to 29 in January 2024. This month's total of 21 is higher than the previous month's total supply of available inventory of 19, an increase of 11%.

## Active Inventory\*



## Median Sale Price



Last January, the median sale price for Severna Park Homes was \$644,000. This January, the median sale price was \$750,000, an increase of 16% or \$106,000 compared to last year. The current median sold price is 11% higher than in December.

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.

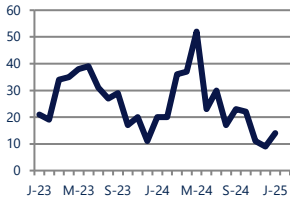
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEVERNA PARK HOUSING MARKET** JANUARY 2025

Zip Code(s): 21146

## New Listings

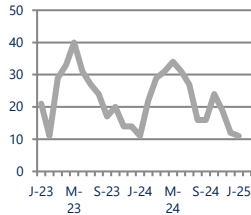
14



**Down -30%**  
Vs. Year Ago

## Current Contracts

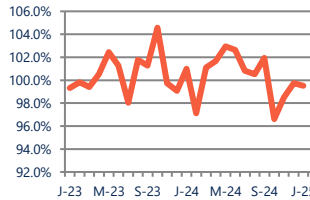
11



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

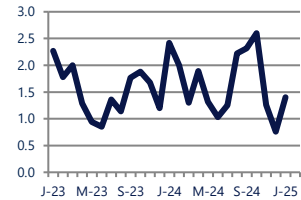
99.5%



**Down -1.5%**  
Vs. Year Ago

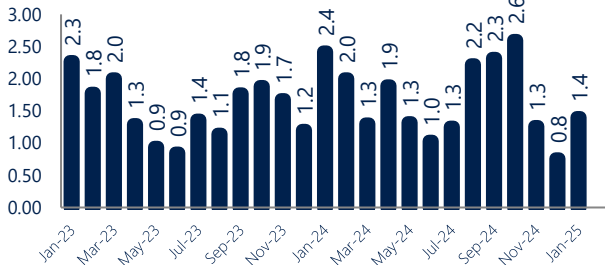
## Months of Supply

1.4



**Down -42%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

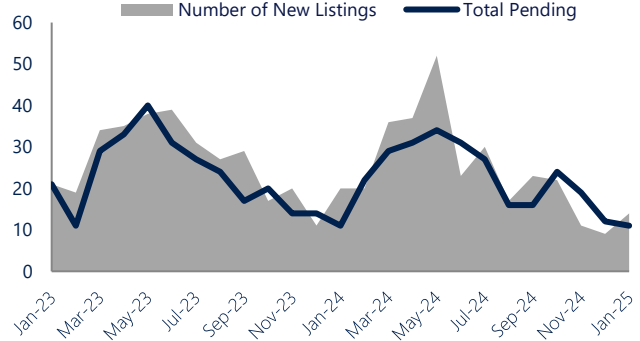
In January, there was 1.4 months of supply available in Severna Park, compared to 2.4 in January 2024. That is a decrease of 42% versus a year ago.

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.

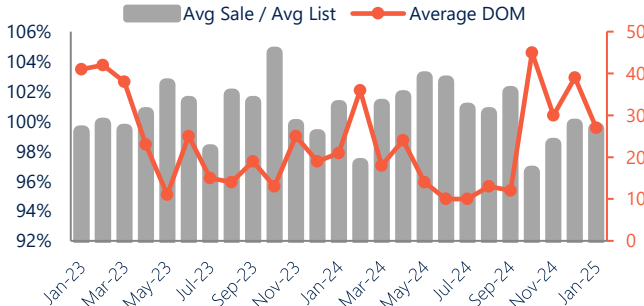
## New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Severna Park compared to 20 in January 2024, a decrease of 30%. There were 11 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 8% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Severna Park was 99.5% of the average list price, which is 1.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 21, an increase of 29%.

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