

THE LONG & FOSTER MARKET MINUTE™

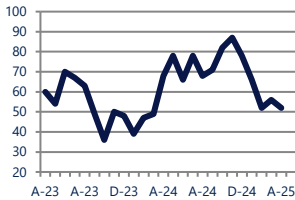
FOCUS ON: **ABERDEEN, BELCAMP, AND HAVRE DE GRACE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21001, 21017, 21078, 21028 and 21130

Units Sold

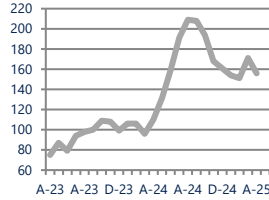
52



Down -24%
Vs. Year Ago

Active Inventory

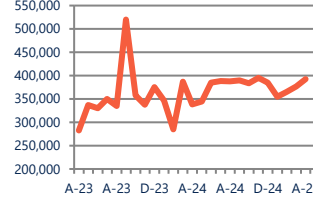
156



Up 42%
Vs. Year Ago

Median Sale Price

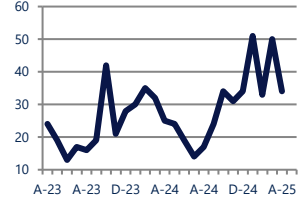
\$392,500



Up 16%
Vs. Year Ago

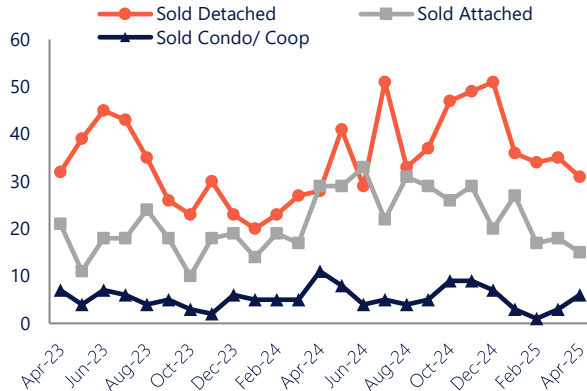
Days On Market

34



Up 36%
Vs. Year Ago

Units Sold*



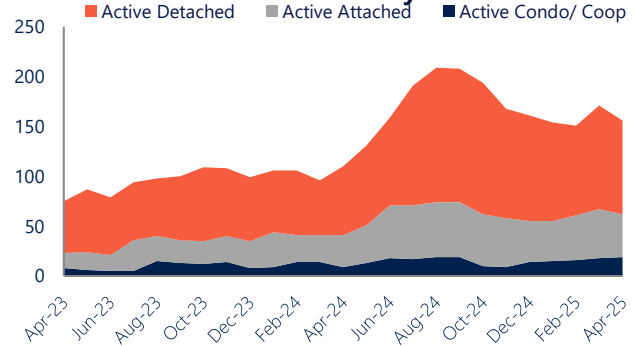
Units Sold

There was a decrease in total units sold in April, with 52 sold this month in Aberdeen, Belcamp, and Havre De Grace versus 56 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2024.

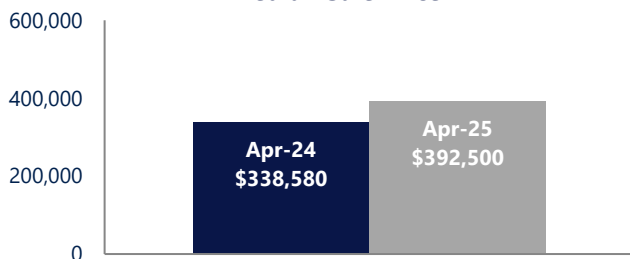
Active Inventory

Versus last year, the total number of homes available this month is higher by 46 units or 42%. The total number of active inventory this April was 156 compared to 110 in April 2024. This month's total of 156 is lower than the previous month's total supply of available inventory of 171, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Aberdeen, Belcamp, and Havre De Grace Homes was \$338,580. This April, the median sale price was \$392,500, an increase of 16% or \$53,920 compared to last year. The current median sold price is 4% 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.

Aberdeen, Belcamp, and Havre De Grace are defined as properties listed in zip code/s 21001, 21017, 21078, 21028 and 21130.

*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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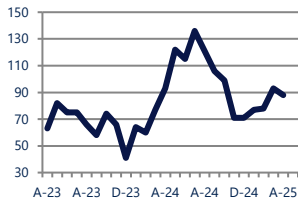
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New Listings

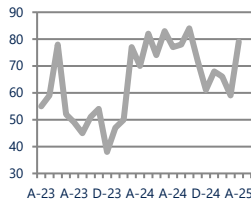
88



Down -5%
Vs. Year Ago

Current Contracts

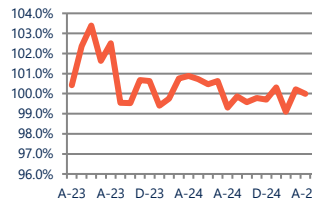
79



Up 13%
Vs. Year Ago

Sold Vs. List Price

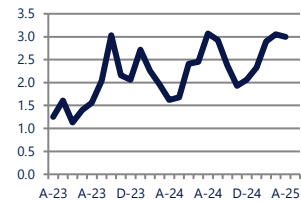
100.0%



Down -0.9%
Vs. Year Ago

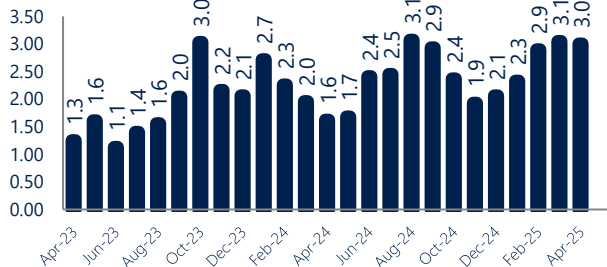
Months of Supply

3.0



Up 85%
Vs. Year Ago

Months Of Supply



Months of Supply

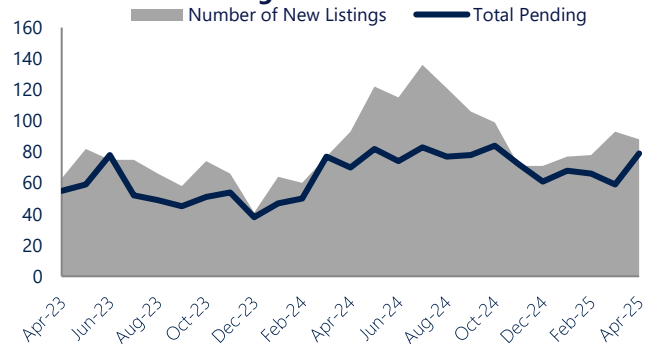
In April, there was 3.0 months of supply available in Aberdeen, Belcamp, and Havre De Grace, compared to 1.6 in April 2024. That is an increase of 85% versus a year ago.

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.

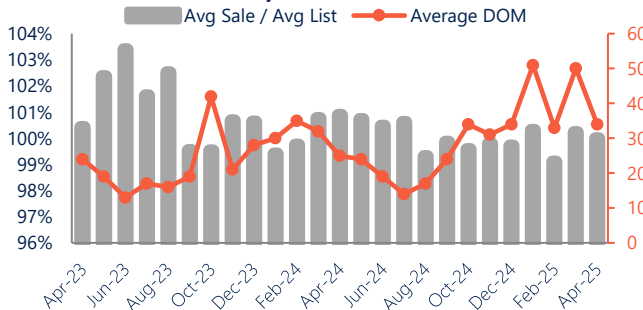
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Aberdeen, Belcamp, and Havre De Grace compared to 93 in April 2024, a decrease of 5%. There were 79 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 13% 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 Aberdeen, Belcamp, and Havre De Grace was 100.0% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 25, an increase of 36%.

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