

THE LONG & FOSTER MARKET MINUTE™

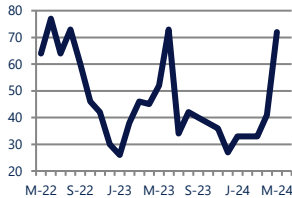
FOCUS ON: **ARNOLD AND BROADNECK HOUSING MARKET**

MAY 2024

Zip Code(s): 21409 and 21012

Units Sold

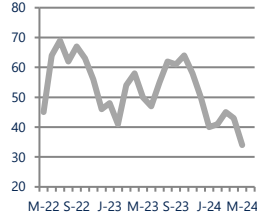
72



Up
Vs. Year Ago

Active Inventory

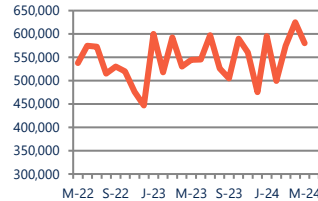
34



Down -32%
Vs. Year Ago

Median Sale Price

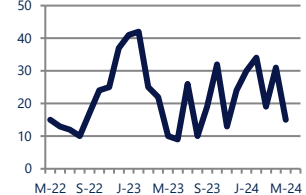
\$580,470



Up 7%
Vs. Year Ago

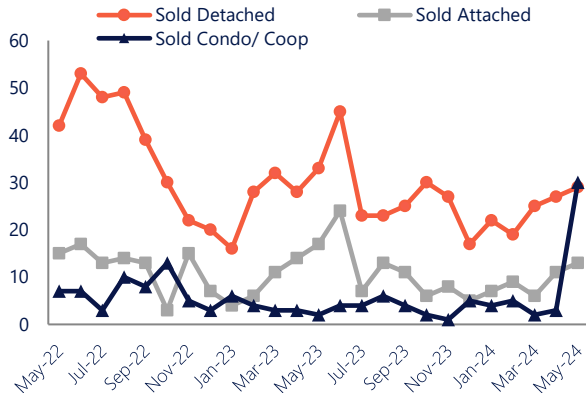
Days On Market

15



Up 50%
Vs. Year Ago

Units Sold*



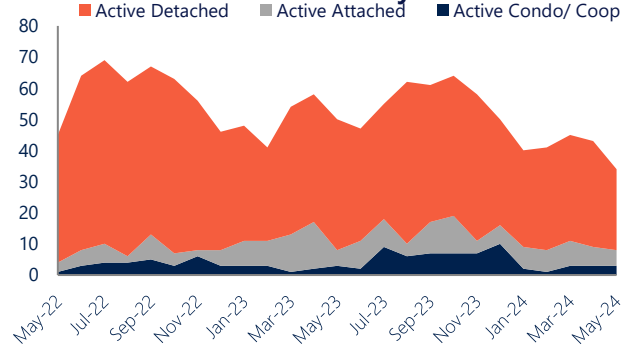
Units Sold

There was an increase in total units sold in May, with 72 sold this month in Arnold and Broadneck. This month's total units sold was higher than at this time last year.

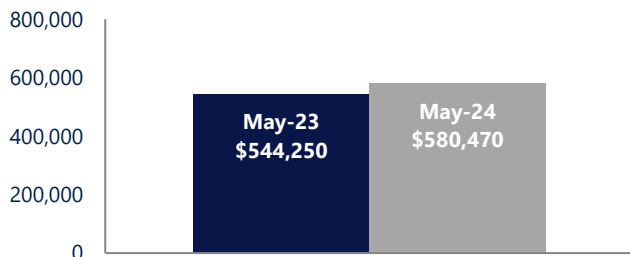
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 32%. The total number of active inventory this May was 34 compared to 50 in May 2023. This month's total of 34 is lower than the previous month's total supply of available inventory of 43, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Arnold and Broadneck Homes was \$544,250. This May, the median sale price was \$580,470, an increase of 7% or \$36,220 compared to last year. The current median sold price is 7% lower than in April.

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

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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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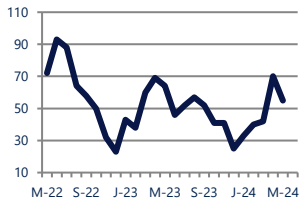
FOCUS ON: **ARNOLD AND BROADNECK HOUSING MARKET**

MAY 2024

Zip Code(s): 21409 and 21012

New Listings

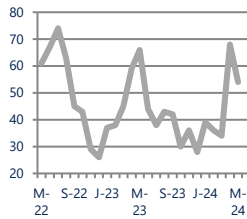
55



Down -14%
Vs. Year Ago

Current Contracts

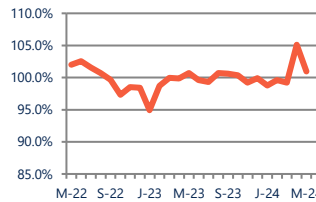
54



Down -18%
Vs. Year Ago

Sold Vs. List Price

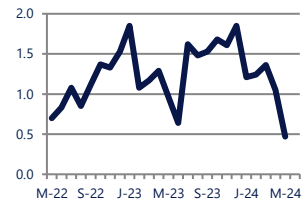
101.0%



No Change
Vs. Year Ago

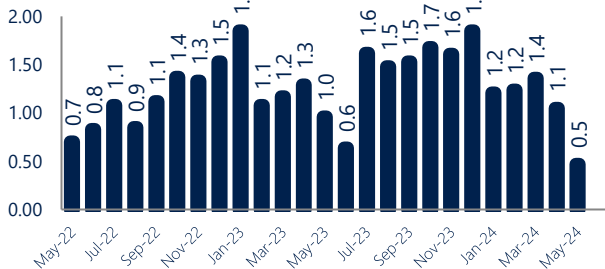
Months of Supply

0.5



Down -51%
Vs. Year Ago

Months Of Supply



Months of Supply

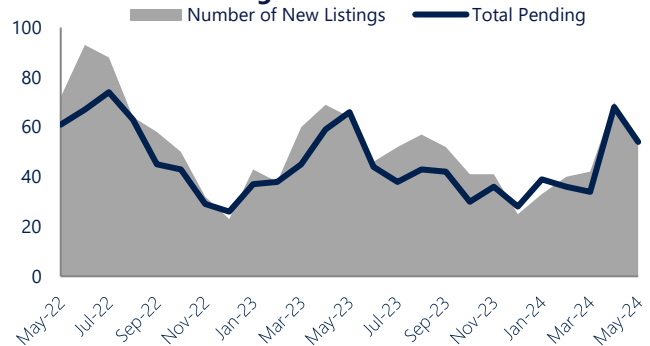
In May, there was 0.5 months of supply available in Arnold and Broadneck, compared to 1.0 in May 2023. That is a decrease of 51% versus a year ago.

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.

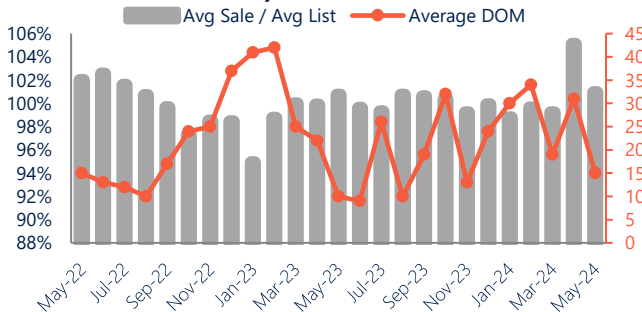
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Arnold and Broadneck compared to 64 in May 2023, a decrease of 14%. There were 54 current contracts pending sale this May compared to 66 a year ago. The number of current contracts is 18% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Arnold and Broadneck 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 15, higher than the average last year, which was 10, an increase of 50%.

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