

THE LONG & FOSTER MARKET MINUTE™

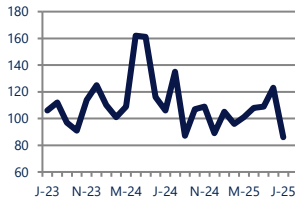
FOCUS ON: **BOLTON HILL, UNION SQUARE, AND HANLON PARK HOUSING MARKET**

JULY 2025

Zip Code(s): 21223, 21217 and 21216

Units Sold

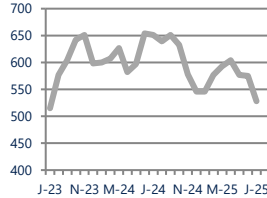
86



Down -19%
Vs. Year Ago

Active Inventory

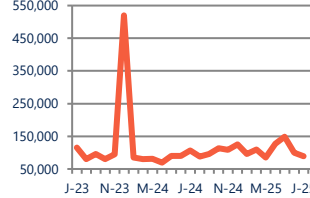
528



Down -19%
Vs. Year Ago

Median Sale Price

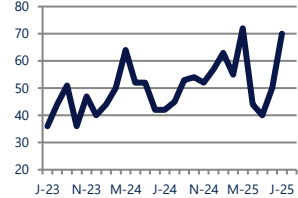
\$88,500



Down -17%
Vs. Year Ago

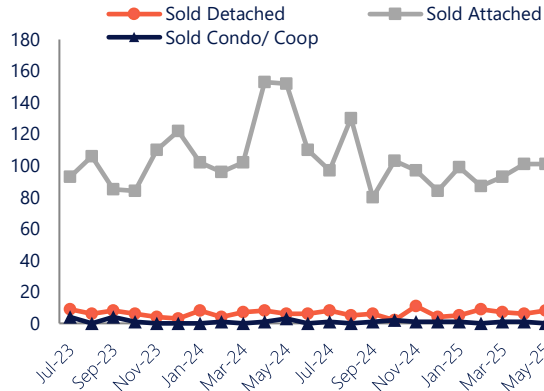
Days On Market

70



Up 67%
Vs. Year Ago

Units Sold*



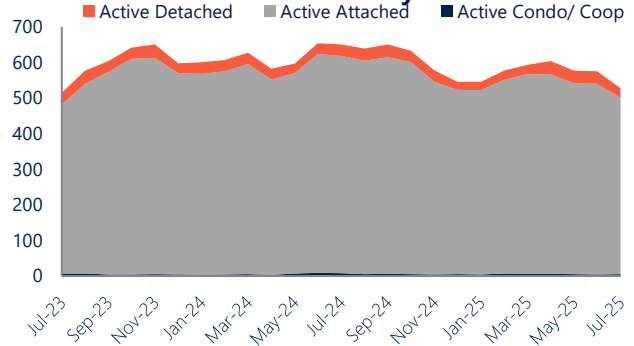
Units Sold

There was a decrease in total units sold in July, with 86 sold this month in Bolton Hill, Union Square, and Hanlon Park versus 123 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 19% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 123 units or 19%. The total number of active inventory this July was 528 compared to 651 in July 2024. This month's total of 528 is lower than the previous month's total supply of available inventory of 575, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bolton Hill, Union Square, and Hanlon Park Homes was \$107,000. This July, the median sale price was \$88,500, a decrease of 17% or \$18,500 compared to last year. The current median sold price is 12% lower than in June.

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

Bolton Hill, Union Square, and Hanlon Park are defined as properties listed in zip code/s 21223, 21217 and 21216.

*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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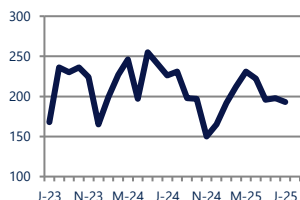
FOCUS ON: **BOLTON HILL, UNION SQUARE, AND HANLON PARK HOUSING MARKET**

JULY 2025

Zip Code(s): 21223, 21217 and 21216

New Listings

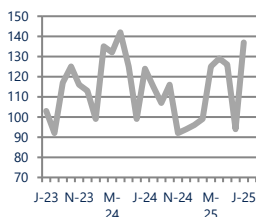
193



Down -15%
Vs. Year Ago

Current Contracts

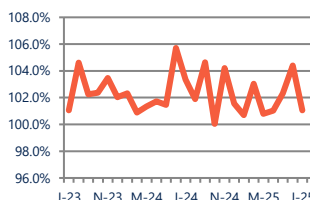
137



Up 10%
Vs. Year Ago

Sold Vs. List Price

101.1%



Down -2.2%
Vs. Year Ago

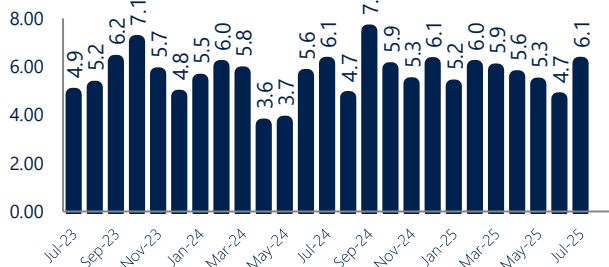
Months of Supply

6.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 6.1 months of supply available in Bolton Hill, Union Square, and Hanlon Park. The amount of supply is similar compared to a year ago.

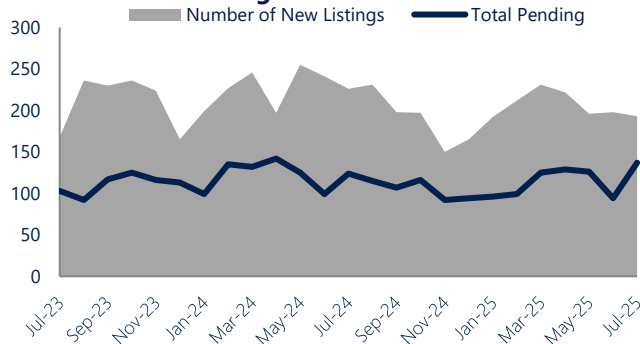
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

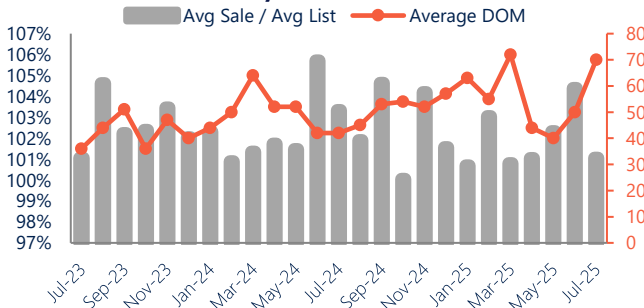
This month there were 193 homes newly listed for sale in Bolton Hill, Union Square, and Hanlon Park compared to 226 in July 2024, a decrease of 15%. There were 137 current contracts pending sale this July compared to 124 a year ago.

The number of current contracts is 10% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Bolton Hill, Union Square, and Hanlon Park was 101.1% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 42, an increase of 67%.

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