

# THE LONG & FOSTER MARKET MINUTE™

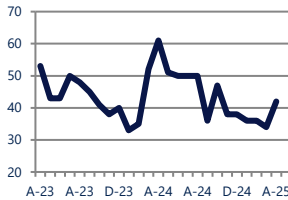
FOCUS ON: **BROOKLYN AND CURTIS BAY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21225 and 21226

## Units Sold

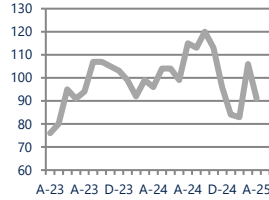
42



**Down -31%**  
Vs. Year Ago

## Active Inventory

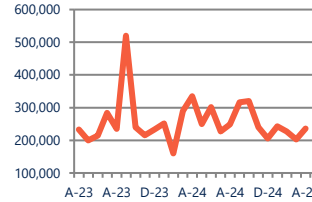
91



**Down -5%**  
Vs. Year Ago

## Median Sale Price

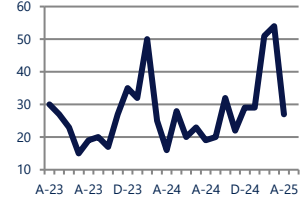
\$236,175



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

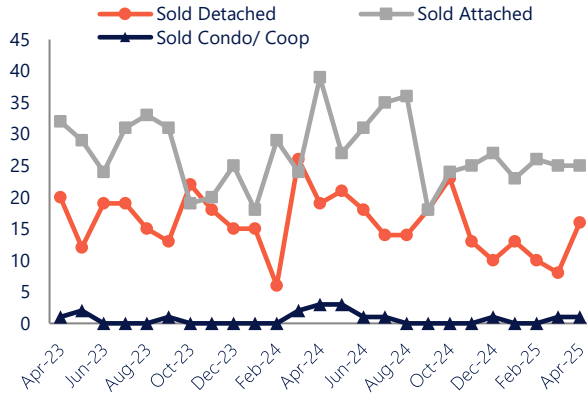
## Days On Market

27



**Up 69%**  
Vs. Year Ago

## Units Sold\*



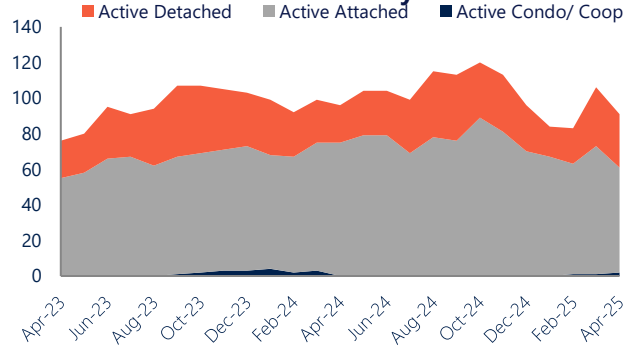
## Units Sold

There was an increase in total units sold in April, with 42 sold this month in Brooklyn and Curtis Bay versus 34 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 31% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 5%. The total number of active inventory this April was 91 compared to 96 in April 2024. This month's total of 91 is lower than the previous month's total supply of available inventory of 106, a decrease of 14%.

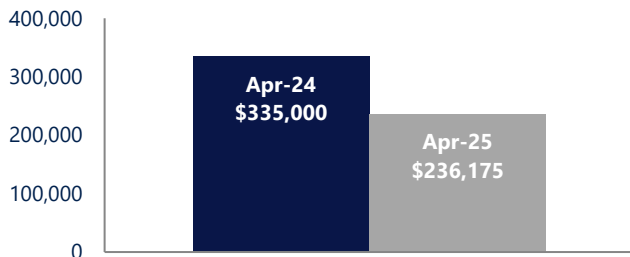
## Active Inventory\*



## Median Sale Price

Last April, the median sale price for Brooklyn and Curtis Bay Homes was \$335,000. This April, the median sale price was \$236,175, a decrease of \$98,825 compared to last year. The current median sold price is higher than in March.

## Median Sale Price



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

Brooklyn and Curtis Bay are defined as properties listed in zip code/s 21225 and 21226.

\*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™

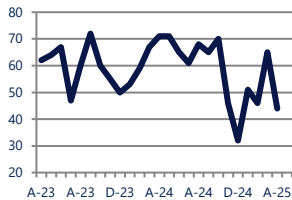
FOCUS ON: **BROOKLYN AND CURTIS BAY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21225 and 21226

## New Listings

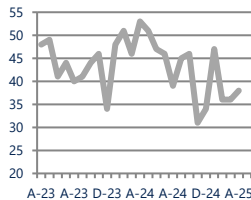
44



**Down -38%**  
Vs. Year Ago

## Current Contracts

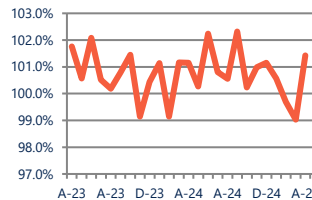
38



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

## Sold Vs. List Price

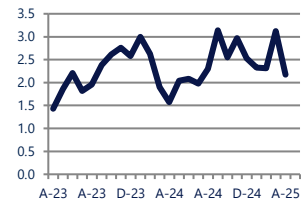
101.4%



**No Change**  
Vs. Year Ago

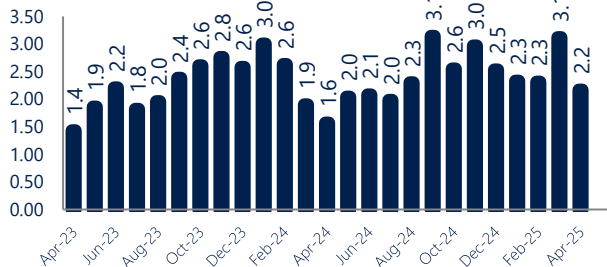
## Months of Supply

2.2



**Up 38%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

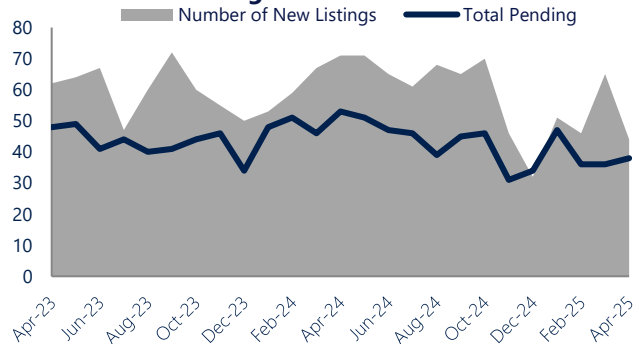
In April, there was 2.2 months of supply available in Brooklyn and Curtis Bay, compared to 1.6 in April 2024. That is an increase of 38% versus a year ago.

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.

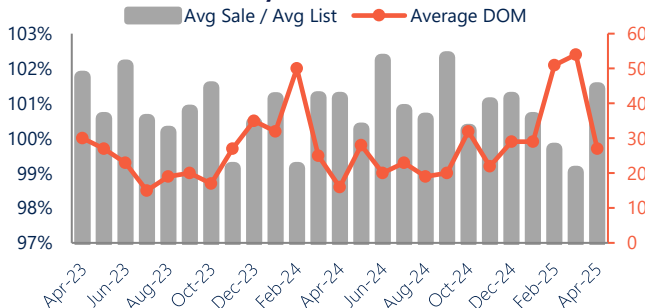
## New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Brooklyn and Curtis Bay compared to 71 in April 2024, a decrease of 38%. There were 38 current contracts pending sale this April compared to 53 a year ago. The number of current contracts is 28% lower 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 Brooklyn and Curtis Bay was 101.4% 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 27, higher than the average last year, which was 16, an increase of 69%.

Brooklyn and Curtis Bay are defined as properties listed in zip code/s 21225 and 21226.

\*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.