



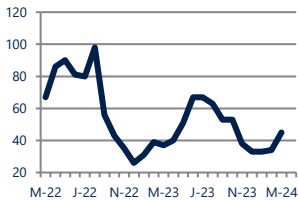
**Focus On: Crofton, Crownsville, and Gambrills Housing Market**

March 2024

Zip Code(s): 21114, 21032 and 21054

**Units Sold**

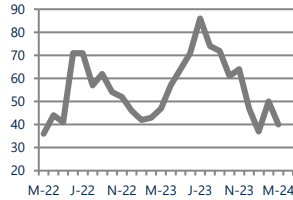
45



**Up 22%**  
Vs. Year Ago

**Active Inventory**

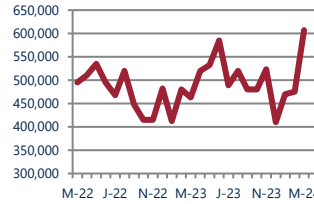
40



**Down -15%**  
Vs. Year Ago

**Median Sale Price**

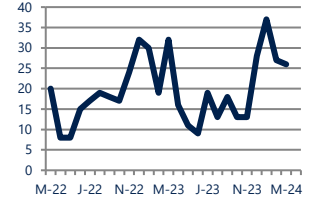
\$607,000



**Up 31%**  
Vs. Year Ago

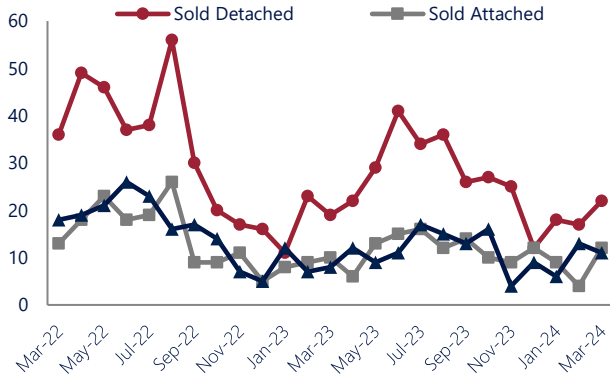
**Days On Market**

26



**Down -19%**  
Vs. Year Ago

**Units Sold\***



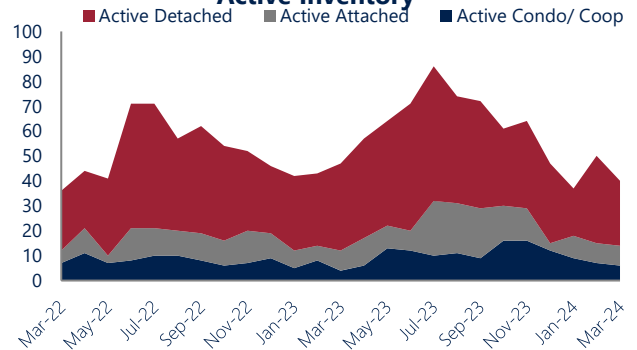
**Units Sold**

There was an increase in total units sold in March, with 45 sold this month in Crofton, Crownsville, and Gambrills versus 34 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 22% versus March 2023.

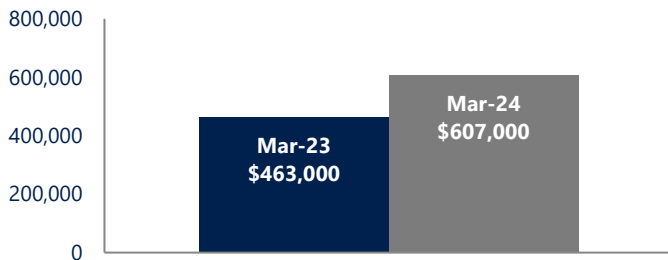
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 7 units or 15%. The total number of active inventory this March was 40 compared to 47 in March 2023. This month's total of 40 is lower than the previous month's total supply of available inventory of 50, a decrease of 20%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Crofton, Crownsville, and Gambrills Homes was \$463,000. This March, the median sale price was \$607,000, an increase of \$144,000 compared to last year. The current median sold price is higher than in February.

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

Crofton, Crownsville, and Gambrills are defined as properties listed in zip code/s 21114, 21032 and 21054.

\*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.

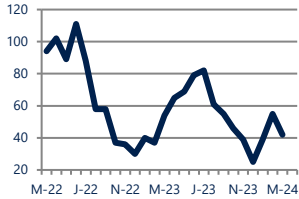
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 21114, 21032 and 21054

### New Listings

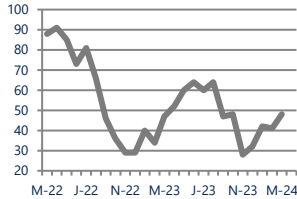
42



**Down -22%**  
Vs. Year Ago

### Current Contracts

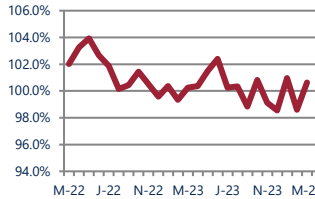
48



**Up 2%**  
Vs. Year Ago

### Sold Vs. List Price

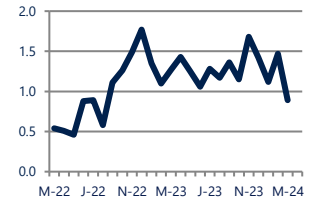
100.6%



**No Change**  
Vs. Year Ago

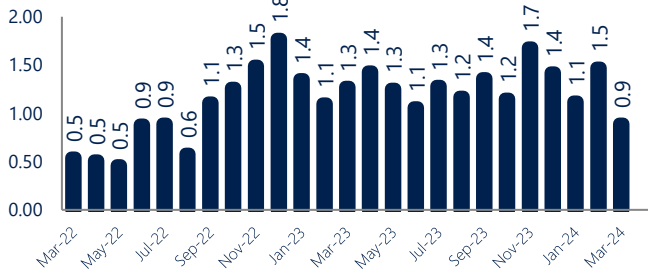
### Months of Supply

0.9



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

### Months Of Supply



### Months of Supply

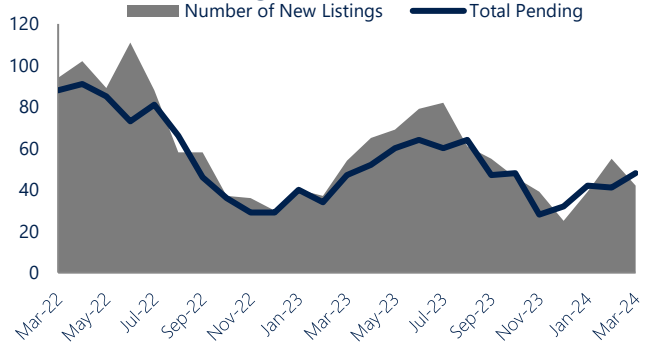
In March, there was 0.9 months of supply available in Crofton, Crownsville, and Gambrills, compared to 1.3 in March 2023. That is a decrease of 30% versus a year ago.

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.

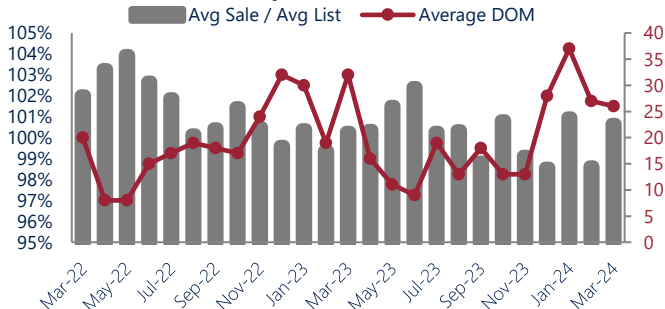
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Crofton, Crownsville, and Gambrills compared to 54 in March 2023, a decrease of 22%. There were 48 current contracts pending sale this March compared to 47 a year ago. The number of current contracts is 2% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Crofton, Crownsville, and Gambrills was 100.6% 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 26, lower than the average last year, which was 32, a decrease of 19%.

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