

THE LONG & FOSTER MARKET MINUTE™

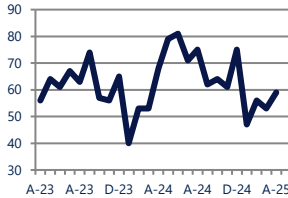
FOCUS ON: **DUNDALK AND SPARROWS POINT HOUSING MARKET**

APRIL 2025

Zip Code(s): 21222, 21219 and 21052

Units Sold

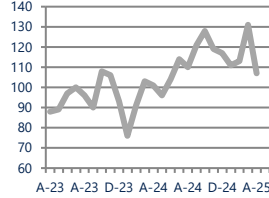
59



Down -13%
Vs. Year Ago

Active Inventory

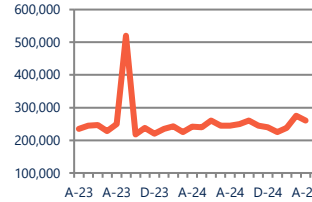
107



Up 6%
Vs. Year Ago

Median Sale Price

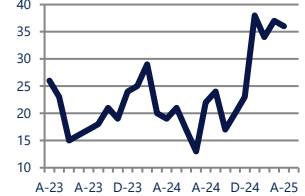
\$260,000



Up 8%
Vs. Year Ago

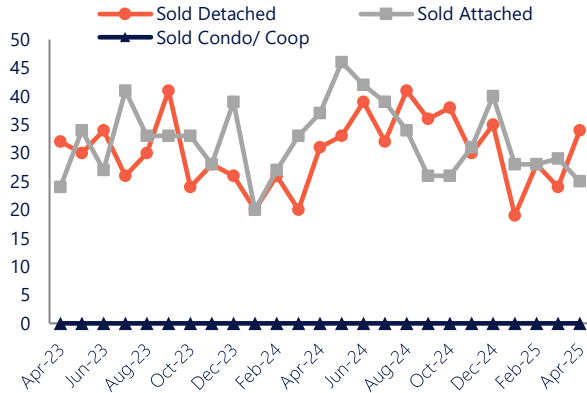
Days On Market

36



Up 89%
Vs. Year Ago

Units Sold*



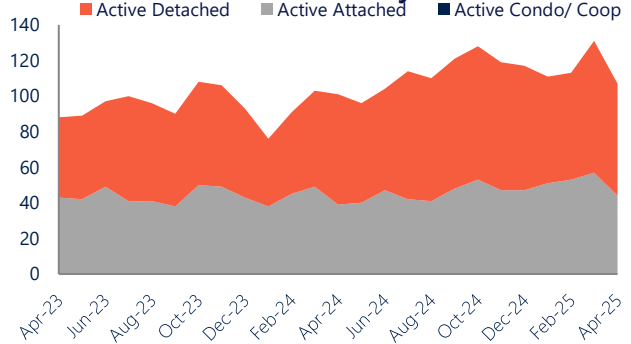
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Dundalk and Sparrows Point versus 53 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

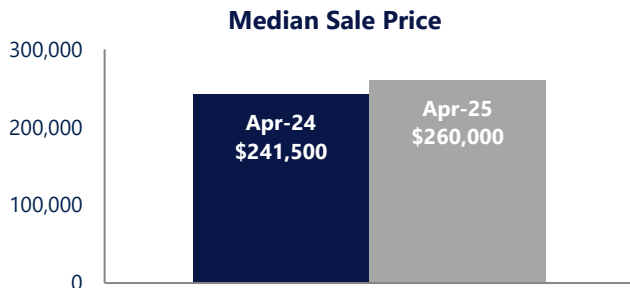
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 6%. The total number of active inventory this April was 107 compared to 101 in April 2024. This month's total of 107 is lower than the previous month's total supply of available inventory of 131, a decrease of 18%.

Active Inventory*



Median Sale Price



Last April, the median sale price for Dundalk and Sparrows Point Homes was \$241,500. This April, the median sale price was \$260,000, an increase of 8% or \$18,500 compared to last year. The current median sold price is 5% lower 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.

Dundalk and Sparrows Point are defined as properties listed in zip code/s 21222, 21219 and 21052.

*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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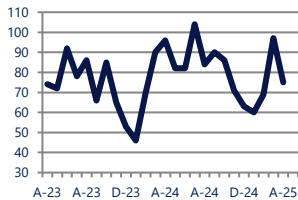
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APRIL 2025

Zip Code(s): 21222, 21219 and 21052

New Listings

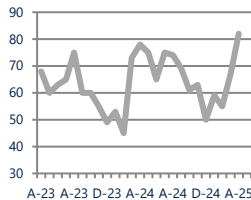
75



Down -22%
Vs. Year Ago

Current Contracts

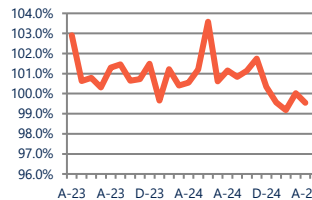
82



Up 5%
Vs. Year Ago

Sold Vs. List Price

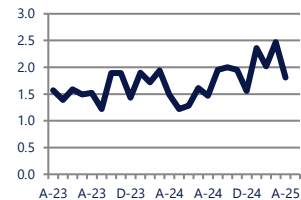
99.5%



Down -1%
Vs. Year Ago

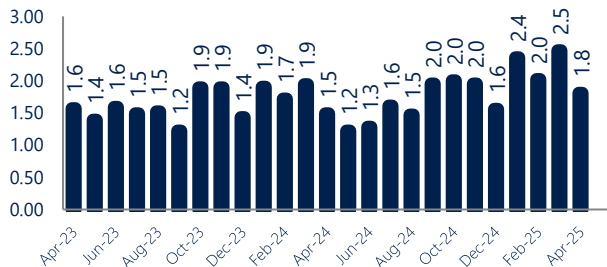
Months of Supply

1.8



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

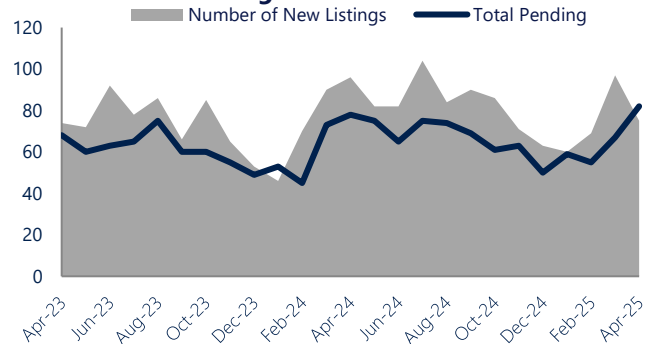
In April, there was 1.8 months of supply available in Dundalk and Sparrows Point, compared to 1.5 in April 2024. That is an increase of 22% versus a year ago.

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.

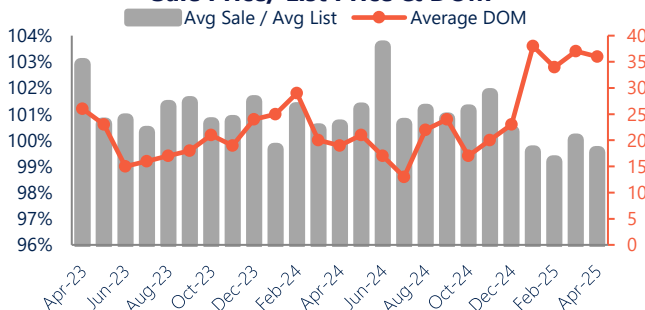
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Dundalk and Sparrows Point compared to 96 in April 2024, a decrease of 22%. There were 82 current contracts pending sale this April compared to 78 a year ago. The number of current contracts is 5% 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 Dundalk and Sparrows Point was 99.5% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 19, an increase of 89%.

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