

THE LONG & FOSTER MARKET MINUTE™

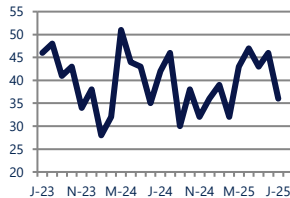
FOCUS ON: EDMONDSON VILLAGE, TEN HILLS, AND HUNTING RIDGE HOUSING MARKET

JULY 2025

Zip Code(s): 21229

Units Sold

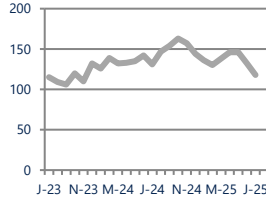
36



Down -14%
Vs. Year Ago

Active Inventory

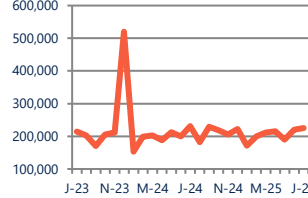
118



Down -10%
Vs. Year Ago

Median Sale Price

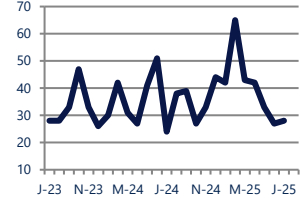
\$225,250



Down -2%
Vs. Year Ago

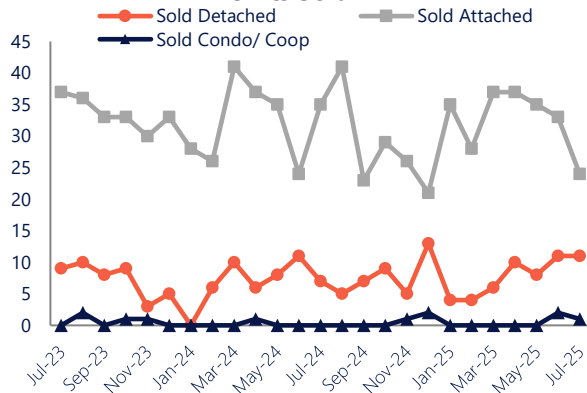
Days On Market

28



Up 17%
Vs. Year Ago

Units Sold*



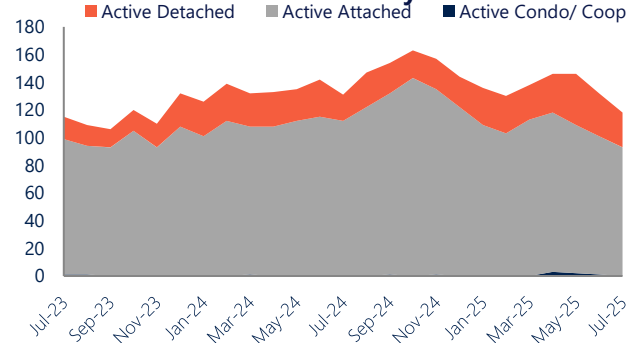
Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Edmondson Village, Ten Hills, and Hunting Ridge versus 46 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 10%. The total number of active inventory this July was 118 compared to 131 in July 2024. This month's total of 118 is lower than the previous month's total supply of available inventory of 132, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Edmondson Village, Ten Hills, and Hunting Ridge Homes was \$231,000. This July, the median sale price was \$225,250, a decrease of 2% or \$5,750 compared to last year. The current median sold price is 2% higher 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.

Edmondson Village, Ten Hills, and Hunting Ridge are defined as properties listed in zip code/s 21229.

*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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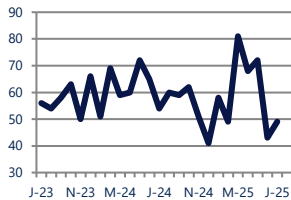
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JULY 2025

Zip Code(s): 21229

New Listings

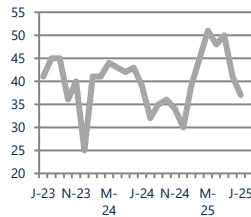
49



Down -9%
Vs. Year Ago

Current Contracts

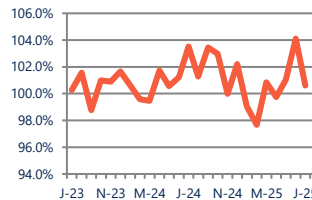
37



Down -5%
Vs. Year Ago

Sold Vs. List Price

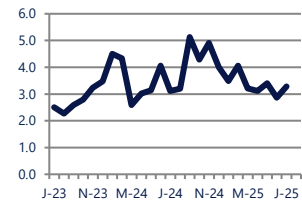
100.6%



Down -2.8%
Vs. Year Ago

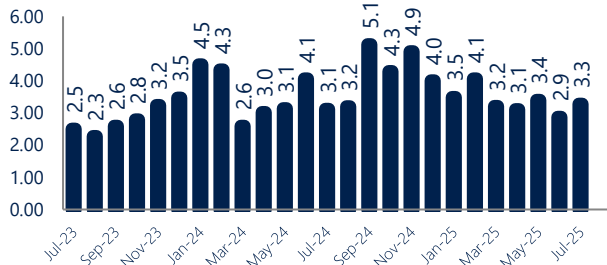
Months of Supply

3.3



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

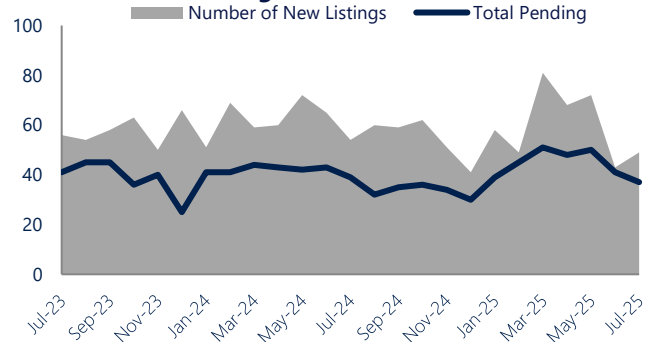
In July, there was 3.3 months of supply available in Edmondson Village, Ten Hills, and Hunting Ridge, compared to 3.1 in July 2024. That is an increase of 5% versus a year ago.

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.

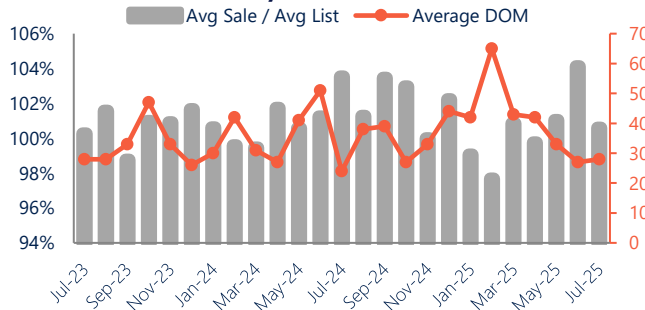
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Edmondson Village, Ten Hills, and Hunting Ridge compared to 54 in July 2024, a decrease of 9%. There were 37 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 5% lower 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 Edmondson Village, Ten Hills, and Hunting Ridge was 100.6% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 24, an increase of 17%.

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