

# THE LONG & FOSTER MARKET MINUTE™

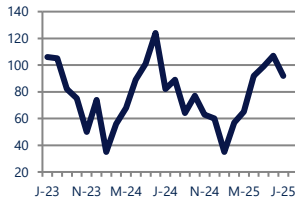
FOCUS ON: **ELLICOTT CITY HOUSING MARKET**

JULY 2025

Zip Code(s): 21042 and 21043

## Units Sold

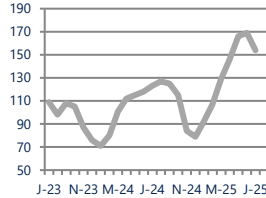
92



**Up 12%**  
Vs. Year Ago

## Active Inventory

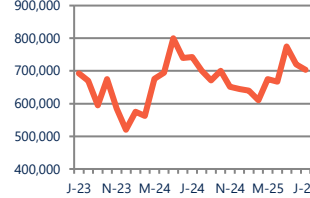
154



**Up 25%**  
Vs. Year Ago

## Median Sale Price

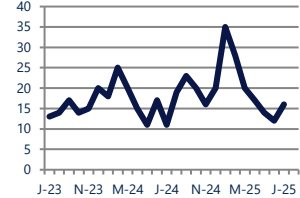
\$703,000



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

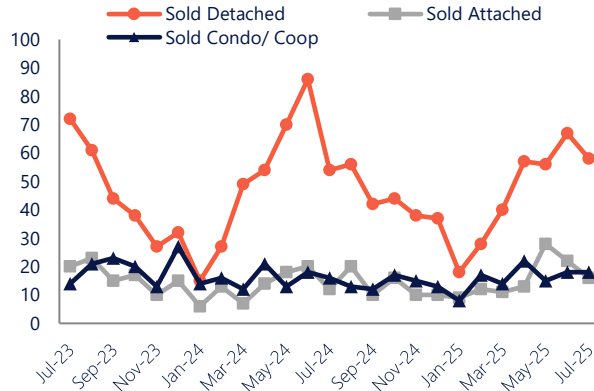
## Days On Market

16



**Up 45%**  
Vs. Year Ago

## Units Sold\*



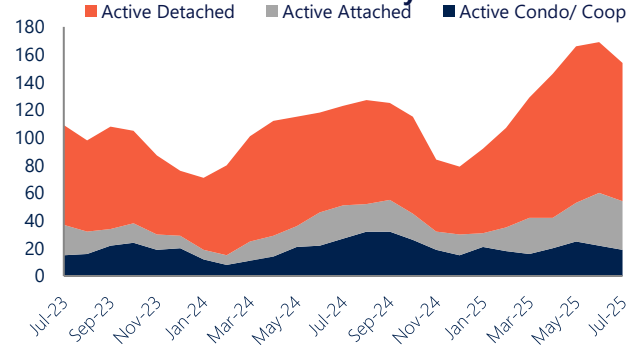
## Units Sold

There was a decrease in total units sold in July, with 92 sold this month in Ellicott City versus 107 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2024.

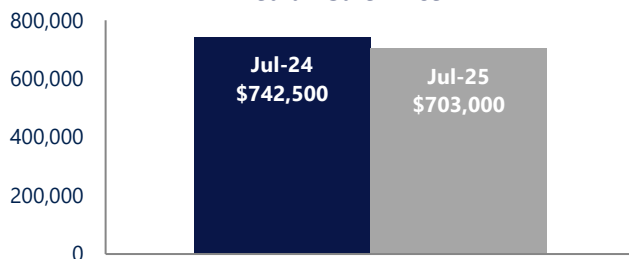
## Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 25%. The total number of active inventory this July was 154 compared to 123 in July 2024. This month's total of 154 is lower than the previous month's total supply of available inventory of 169, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Ellicott City Homes was \$742,500. This July, the median sale price was \$703,000, a decrease of 5% or \$39,500 compared to last year. The current median sold price is 2% 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.

Ellicott City are defined as properties listed in zip code/s 21042 and 21043.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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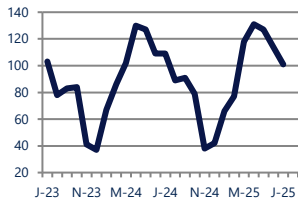
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JULY 2025

Zip Code(s): 21042 and 21043

## New Listings

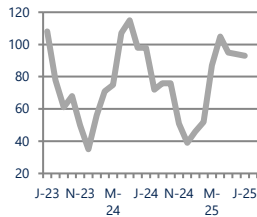
101



**Down -7%**  
Vs. Year Ago

## Current Contracts

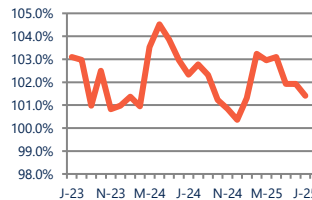
93



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

## Sold Vs. List Price

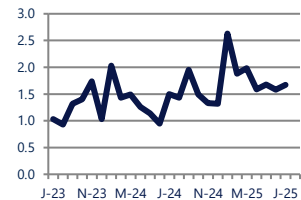
101.4%



**Down -0.9%**  
Vs. Year Ago

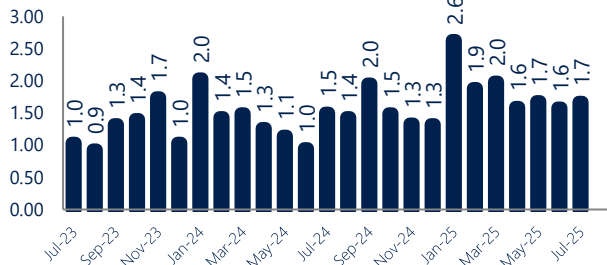
## Months of Supply

1.7



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 1.7 months of supply available in Ellicott City, compared to 1.5 in July 2024. That is an increase of 12% versus a year ago.

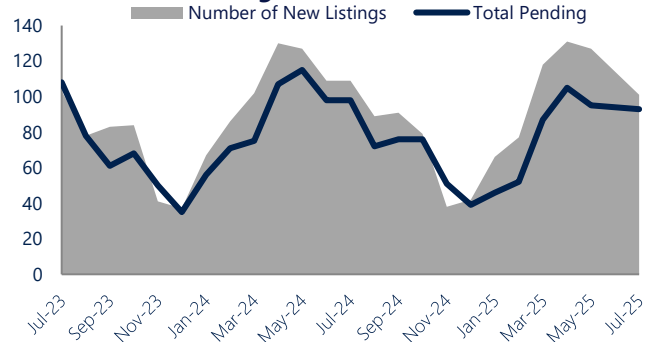
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

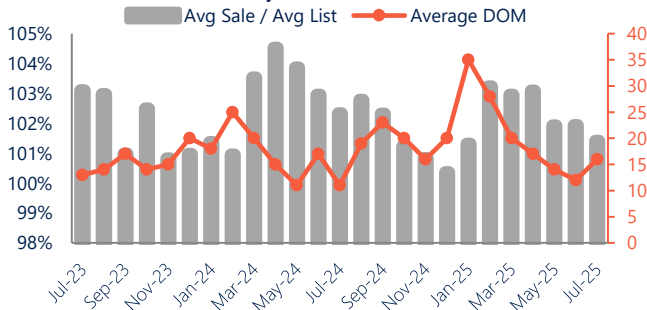
This month there were 101 homes newly listed for sale in Ellicott City compared to 109 in July 2024, a decrease of 7%.

There were 93 current contracts pending sale this July compared to 98 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 Ellicott City was 101.4% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 11, an increase of 45%.

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