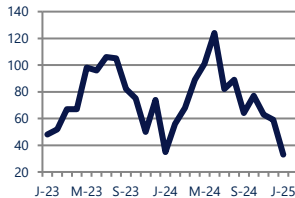


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ELLICOTT CITY HOUSING MARKET** JANUARY 2025

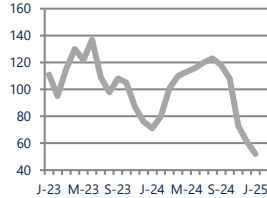
Zip Code(s): 21042 and 21043

Units Sold
33



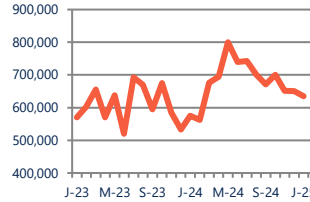
Down
Vs. Year Ago

Active Inventory
52



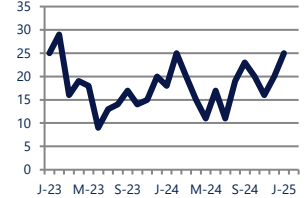
Down -27%
Vs. Year Ago

Median Sale Price
\$635,000



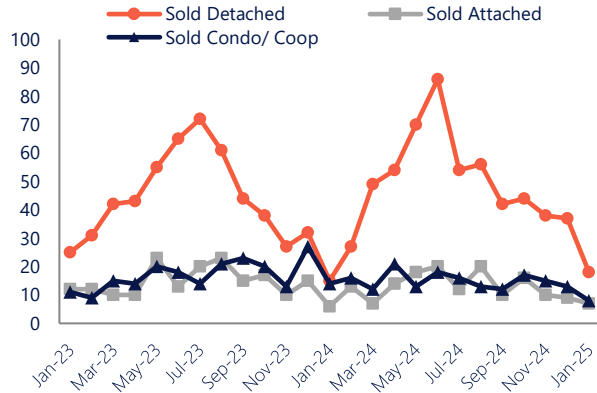
Up 10%
Vs. Year Ago

Days On Market
25



Up 39%
Vs. Year Ago

Units Sold*



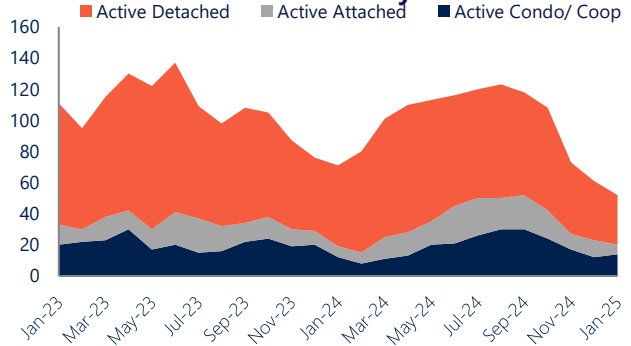
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 33 sold this month in Ellicott City. This month's total units sold was lower than at this time last year, a decrease from January 2024.

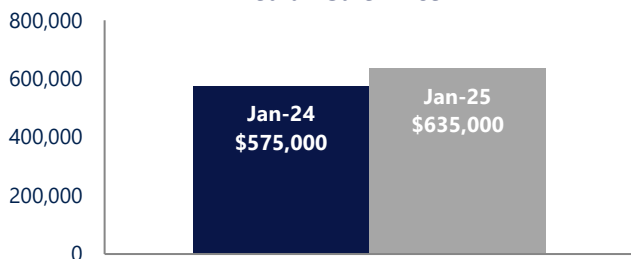
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 27%. The total number of active inventory this January was 52 compared to 71 in January 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 61, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Ellicott City Homes was \$575,000. This January, the median sale price was \$635,000, an increase of 10% or \$60,000 compared to last year. The current median sold price is 2% lower than in December.

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.

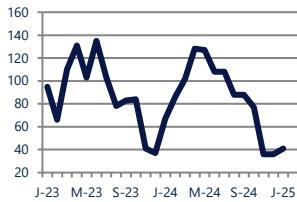
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ELLICOTT CITY HOUSING MARKET** JANUARY 2025

Zip Code(s): 21042 and 21043

New Listings

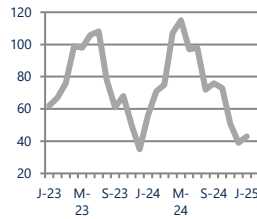
41



Down -39%
Vs. Year Ago

Current Contracts

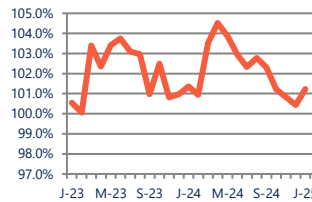
43



Down -23%
Vs. Year Ago

Sold Vs. List Price

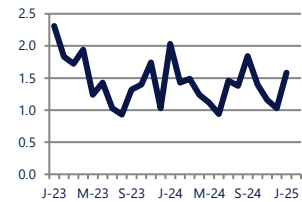
101.2%



No Change
Vs. Year Ago

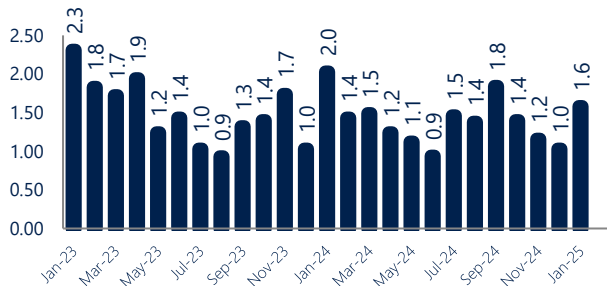
Months of Supply

1.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

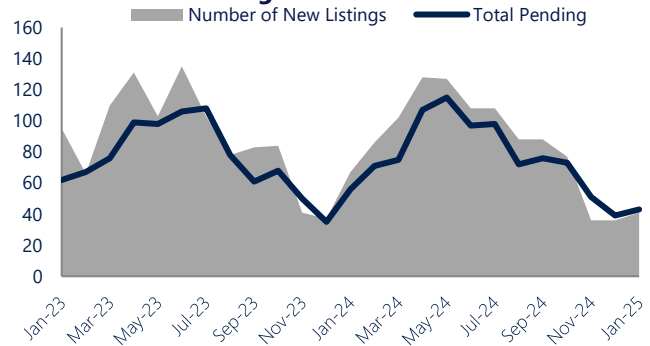
In January, there was 1.6 months of supply available in Ellicott City, compared to 2.0 in January 2024. That is a decrease of 22% versus a year ago.

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.

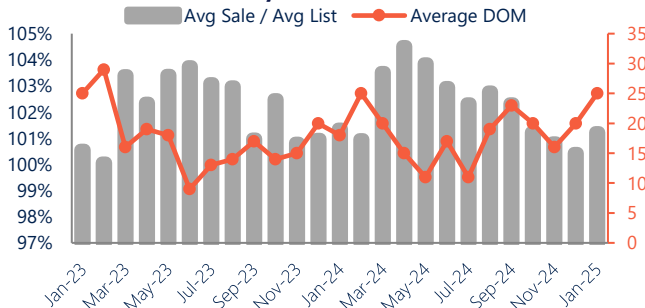
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Ellicott City compared to 67 in January 2024, a decrease of 39%. There were 43 current contracts pending sale this January compared to 56 a year ago. The number of current contracts is 23% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Ellicott City was 101.2% 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 25, higher than the average last year, which was 18, an increase of 39%.

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.