

# THE LONG & FOSTER MARKET MINUTE™

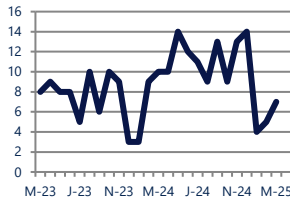
FOCUS ON: **FALLSTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 21047

## Units Sold

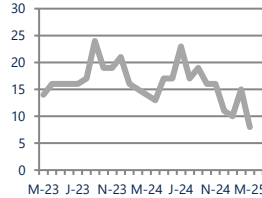
7



**Down**  
Vs. Year Ago

## Active Inventory

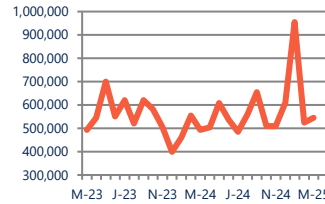
8



**Down -43%**  
Vs. Year Ago

## Median Sale Price

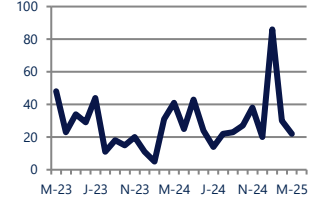
\$545,000



**Up 11%**  
Vs. Year Ago

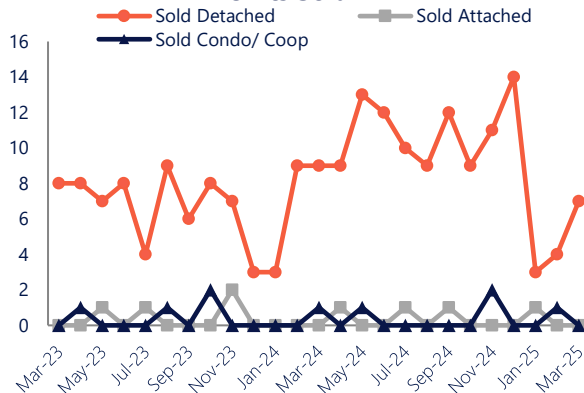
## Days On Market

22



**Down -46%**  
Vs. Year Ago

## Units Sold\*



## Units Sold

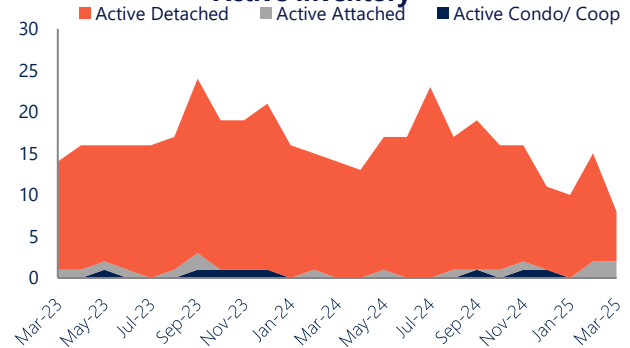
With relatively few transactions, there was an increase in total units sold in March, with 7 sold this month in Fallston. This month's total units sold was lower than at this time last year, a decrease from March 2024.

## Active Inventory

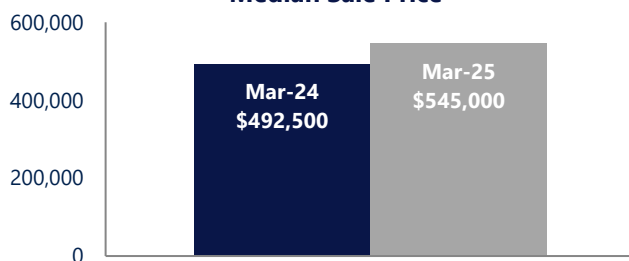
Versus last year, the total number of homes available this month is lower by 6 units or 43%. The total number of active inventory this March was 8 compared to 14 in March 2024.

This month's total of 8 is lower than the previous month's total supply of available inventory of 15, a decrease of 47%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Fallston Homes was \$492,500. This March, the median sale price was \$545,000, an increase of 11% or \$52,500 compared to last year. The current median sold price is 4% 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.

Fallston are defined as properties listed in zip code/s 21047.

\*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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REAL ESTATE



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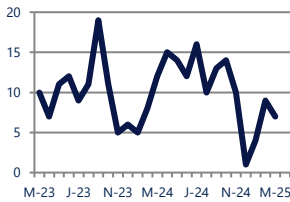
FOCUS ON: **FALLSTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 21047

## New Listings

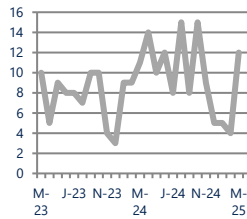
7



**Down -42%**  
Vs. Year Ago

## Current Contracts

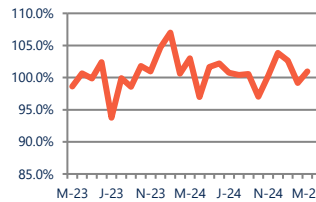
12



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

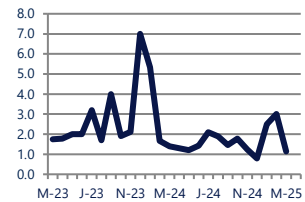
101.0%



**Down -2%**  
Vs. Year Ago

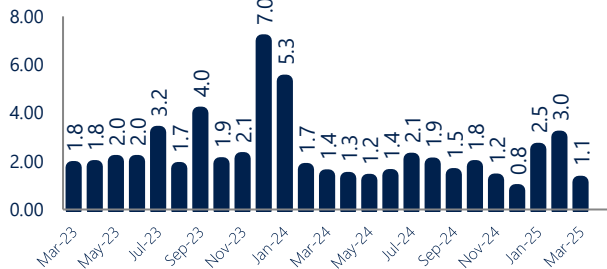
## Months of Supply

1.1



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

## Months Of Supply



## Months of Supply

In March, there was 1.1 months of supply available in Fallston, compared to 1.4 in March 2024. That is a decrease of 18% versus a year ago.

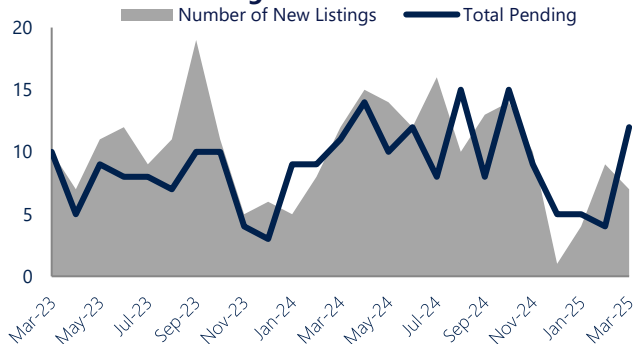
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

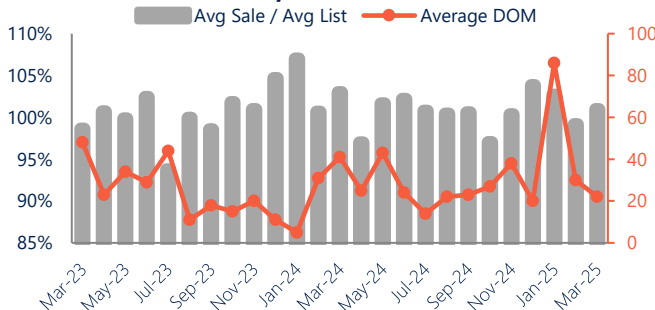
This month there were 7 homes newly listed for sale in Fallston compared to 12 in March 2024, a decrease of 42%.

There were 12 current contracts pending sale this March compared to 11 a year ago. The number of current contracts is 9% 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 Fallston was 101.0% of the average list price, which is 2.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 41, a decrease of 46%.

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