

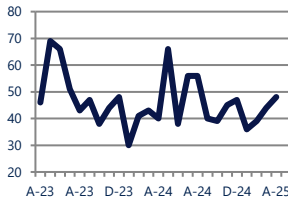
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GUILFORD AND CHARLES VILLAGE HOUSING MARKET**

APRIL 2025

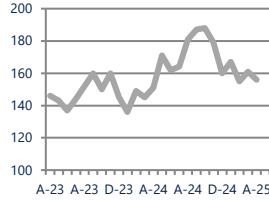
Zip Code(s): 21218

Units Sold
48



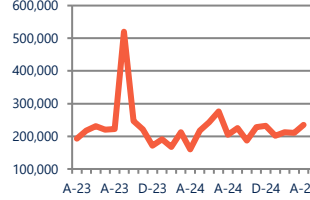
Up 20%
Vs. Year Ago

Active Inventory
156



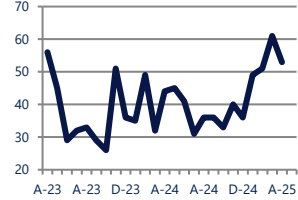
Up 3%
Vs. Year Ago

Median Sale Price
\$235,000

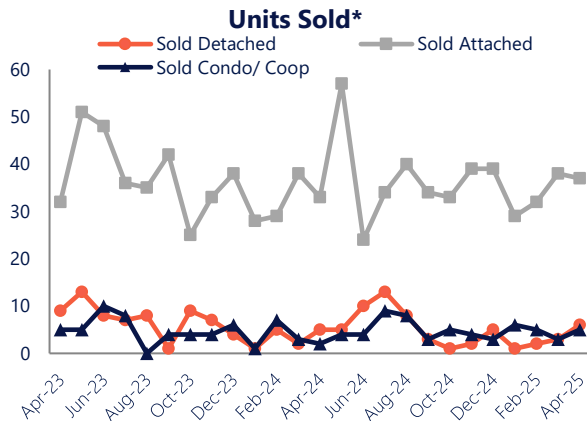


Up
Vs. Year Ago

Days On Market
53



Up 20%
Vs. Year Ago

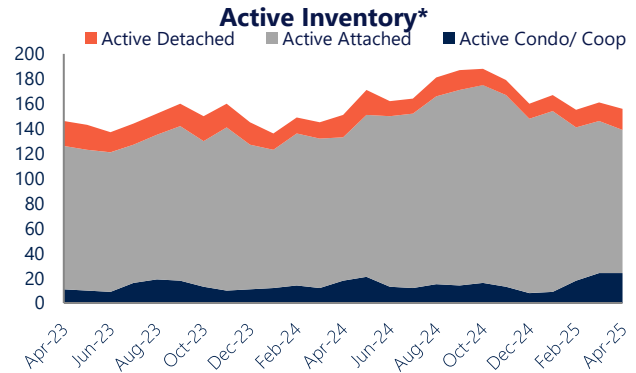


Units Sold

There was an increase in total units sold in April, with 48 sold this month in Guilford and Charles Village versus 44 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 20% versus April 2024.

Active Inventory

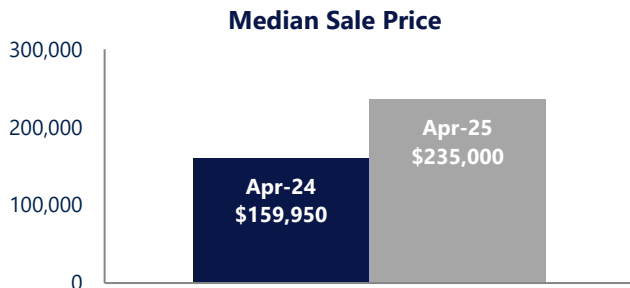
Versus last year, the total number of homes available this month is higher by 5 units or 3%. The total number of active inventory this April was 156 compared to 151 in April 2024. This month's total of 156 is lower than the previous month's total supply of available inventory of 161, a decrease of 3%.



Median Sale Price

Last April, the median sale price for Guilford and Charles Village Homes was \$159,950. This April, the median sale price was \$235,000, an increase of \$75,050 compared to last year. The current median sold price is higher 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.



Guilford and Charles Village are defined as properties listed in zip code/s 21218.

*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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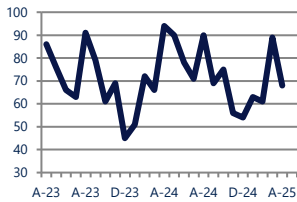
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APRIL 2025

Zip Code(s): 21218

New Listings

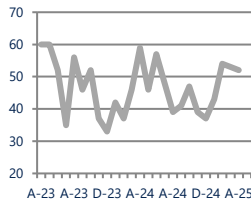
68



Down -28%
Vs. Year Ago

Current Contracts

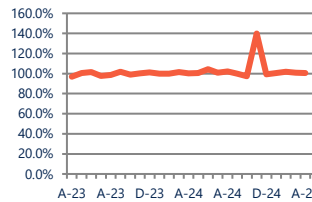
52



Down -12%
Vs. Year Ago

Sold Vs. List Price

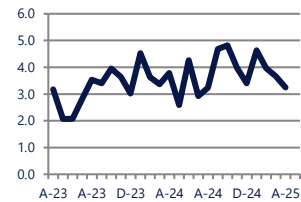
100.6%



No Change
Vs. Year Ago

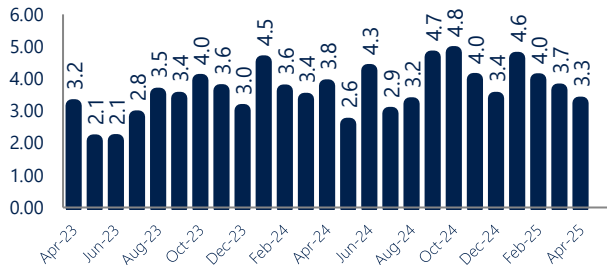
Months of Supply

3.3



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

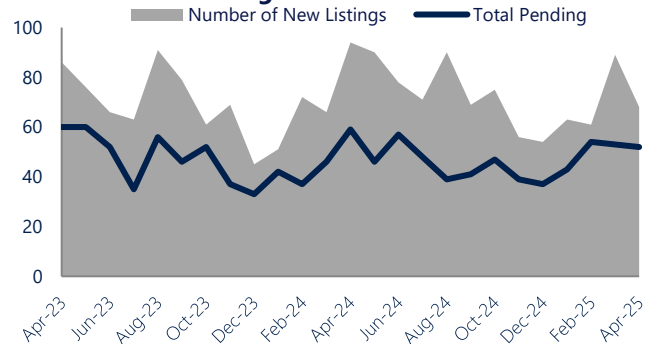
In April, there was 3.3 months of supply available in Guilford and Charles Village, compared to 3.8 in April 2024. That is a decrease of 14% versus a year ago.

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.

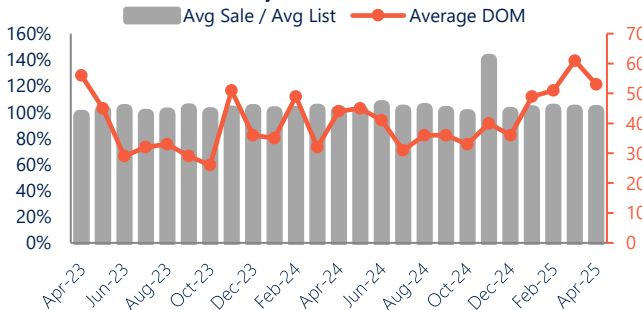
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Guilford and Charles Village compared to 94 in April 2024, a decrease of 28%. There were 52 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 12% lower 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 Guilford and Charles Village was 100.6% 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 53, higher than the average last year, which was 44, an increase of 20%.

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