

# THE LONG & FOSTER MARKET MINUTE™

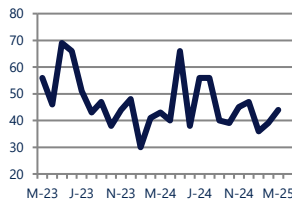
FOCUS ON: **GUILFORD AND CHARLES VILLAGE HOUSING MARKET**

MARCH 2025

Zip Code(s): 21218

## Units Sold

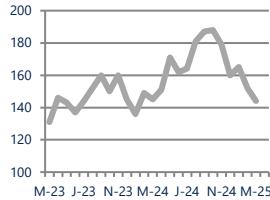
44



**Up 2%**  
Vs. Year Ago

## Active Inventory

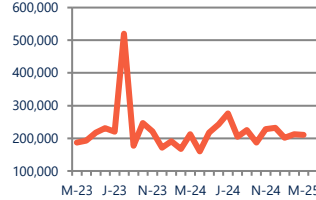
144



**Down -1%**  
Vs. Year Ago

## Median Sale Price

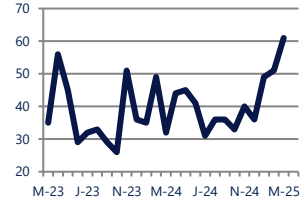
\$210,000



**Down -1%**  
Vs. Year Ago

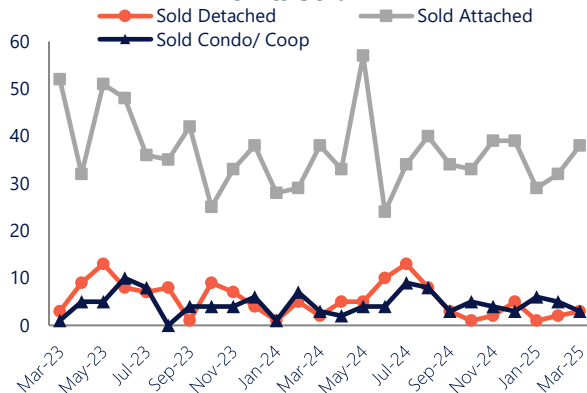
## Days On Market

61



**Up 91%**  
Vs. Year Ago

## Units Sold\*



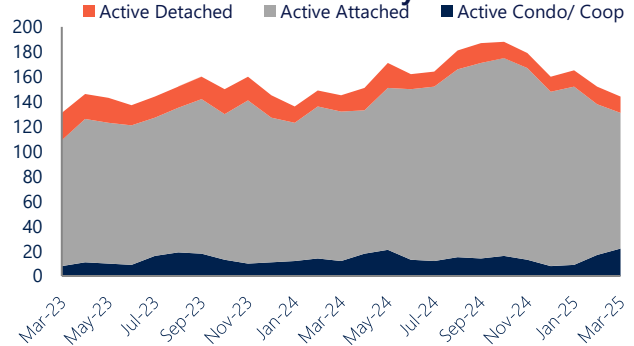
## Units Sold

There was an increase in total units sold in March, with 44 sold this month in Guilford and Charles Village versus 39 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 2% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this March was 144 compared to 145 in March 2024. This month's total of 144 is lower than the previous month's total supply of available inventory of 152, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Guilford and Charles Village Homes was \$212,500. This March, the median sale price was \$210,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 1% lower 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.

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.

**LONG & FOSTER**  
REAL ESTATE



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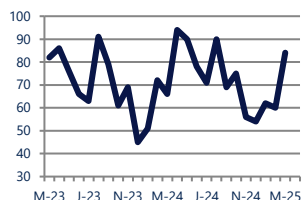
FOCUS ON: **GUILFORD AND CHARLES VILLAGE HOUSING MARKET**

MARCH 2025

Zip Code(s): 21218

## New Listings

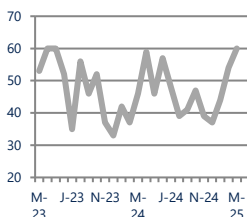
84



**Up 27%**  
Vs. Year Ago

## Current Contracts

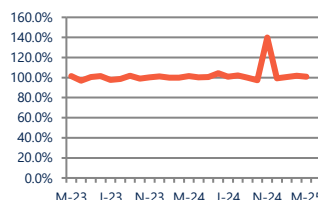
60



**Up 30%**  
Vs. Year Ago

## Sold Vs. List Price

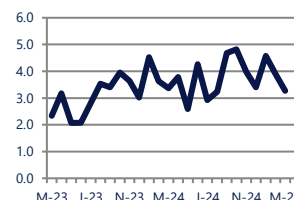
100.8%



**Down -0.8%**  
Vs. Year Ago

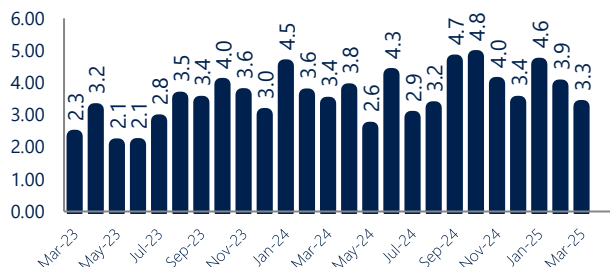
## Months of Supply

3.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

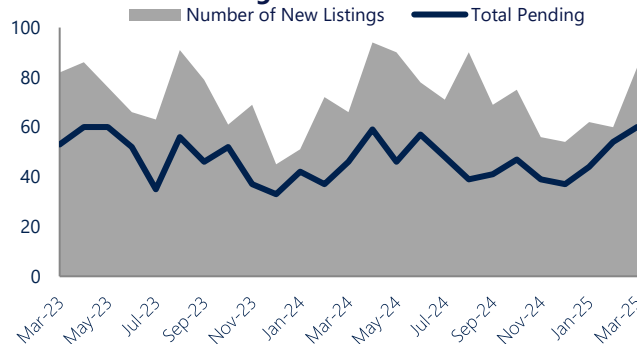
In March, there was 3.3 months of supply available in Guilford and Charles Village. The amount of supply is similar compared to a year ago.

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.

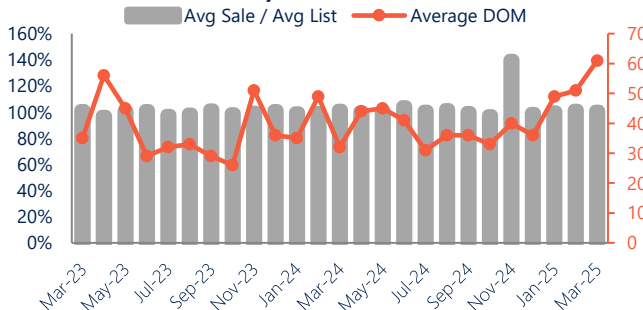
## New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Guilford and Charles Village compared to 66 in March 2024, an increase of 27%. There were 60 current contracts pending sale this March compared to 46 a year ago. The number of current contracts is 30% 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 Guilford and Charles Village was 100.8% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 32, an increase of 91%.

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