

THE LONG & FOSTER MARKET MINUTE™

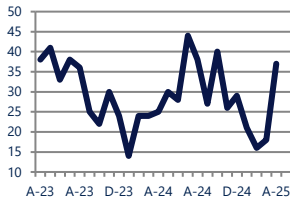
FOCUS ON: **HAMPSTEAD, FINKSBURG, AND MANCHESTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 21074, 21048, 21102 and 21088

Units Sold

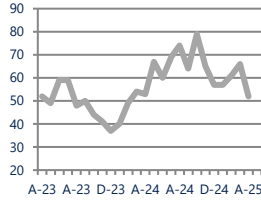
37



Up
Vs. Year Ago

Active Inventory

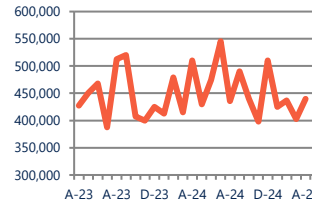
52



Down -2%
Vs. Year Ago

Median Sale Price

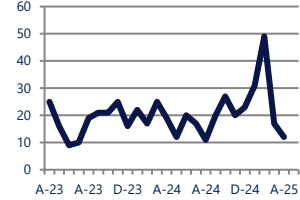
\$440,000



Down -14%
Vs. Year Ago

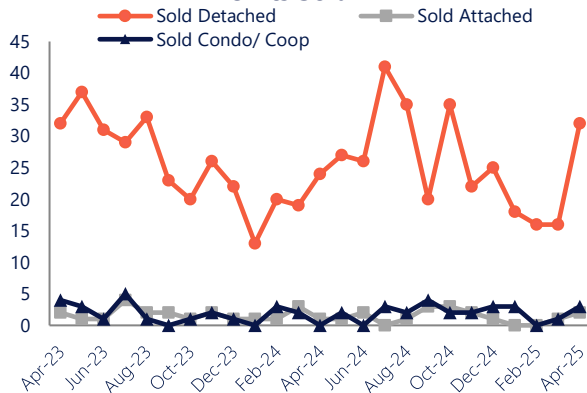
Days On Market

12



Down -37%
Vs. Year Ago

Units Sold*



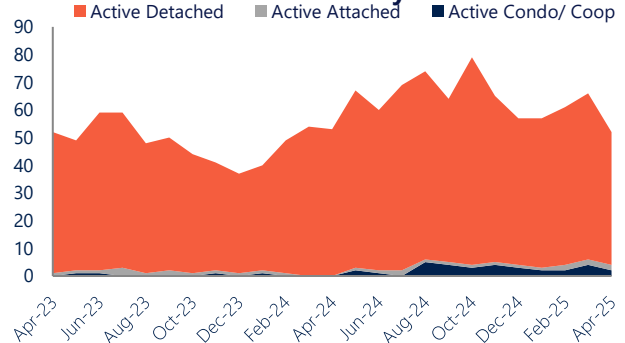
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Hampstead, Finksburg, and Manchester. This month's total units sold was higher than at this time last year, an increase from April 2024.

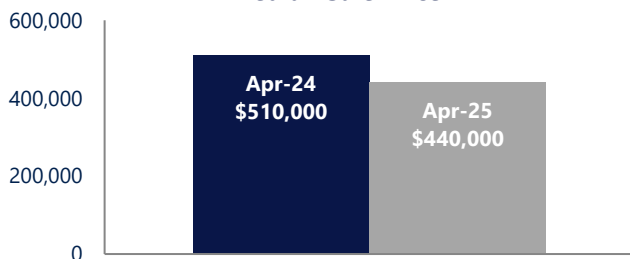
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this April was 52 compared to 53 in April 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 66, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$510,000. This April, the median sale price was \$440,000, a decrease of 14% or \$70,000 compared to last year. The current median sold price is 9% 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.

Hampstead, Finksburg, and Manchester are defined as properties listed in zip code/s 21074, 21048, 21102 and 21088.

*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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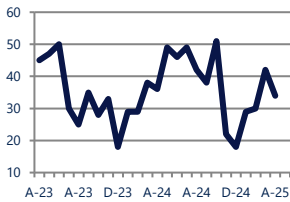
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APRIL 2025

Zip Code(s): 21074, 21048, 21102 and 21088

New Listings

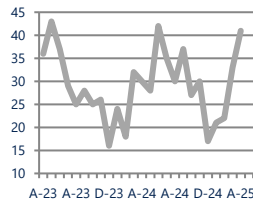
34



Down -6%
Vs. Year Ago

Current Contracts

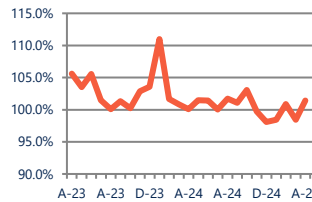
41



Up 37%
Vs. Year Ago

Sold Vs. List Price

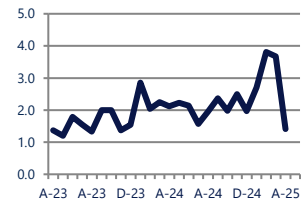
101.4%



Up 1.3%
Vs. Year Ago

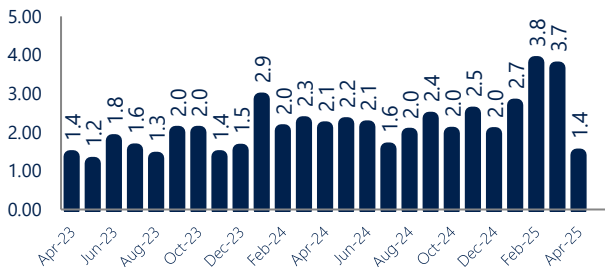
Months of Supply

1.4



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

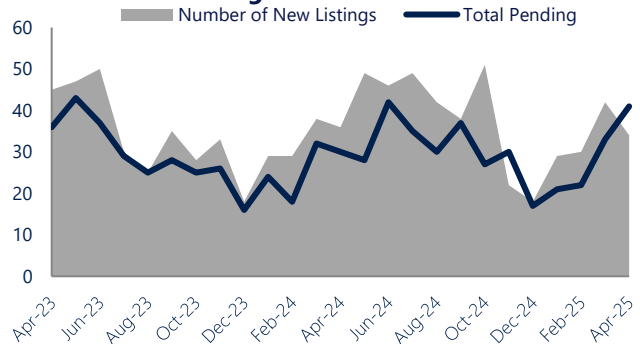
In April, there was 1.4 months of supply available in Hampstead, Finksburg, and Manchester, compared to 2.1 in April 2024. That is a decrease of 34% versus a year ago.

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.

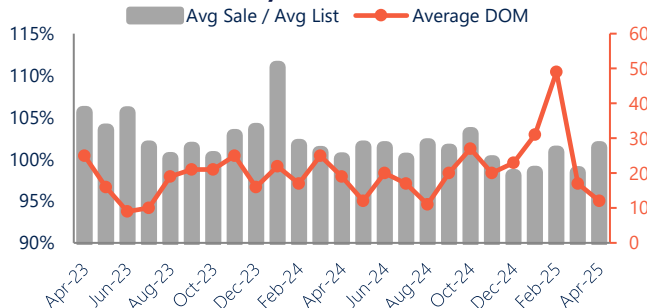
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 36 in April 2024, a decrease of 6%. There were 41 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 37% higher 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 Hampstead, Finksburg, and Manchester was 101.4% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 19, a decrease of 37%.

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