

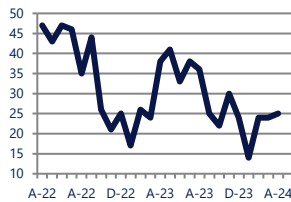
THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2024

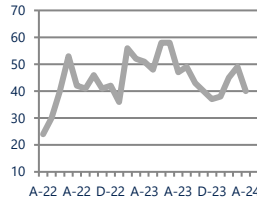
Zip Code(s): 21074, 21048, 21102 and 21088

Units Sold
25



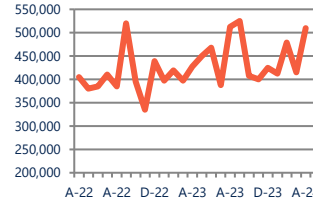
Down -34%
Vs. Year Ago

Active Inventory
40



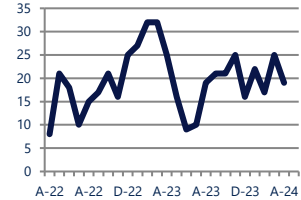
Down -22%
Vs. Year Ago

Median Sale Price
\$510,000

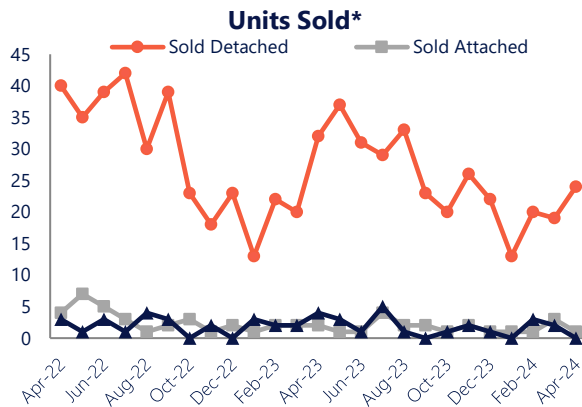


Up 19%
Vs. Year Ago

Days On Market
19



Down -24%
Vs. Year Ago

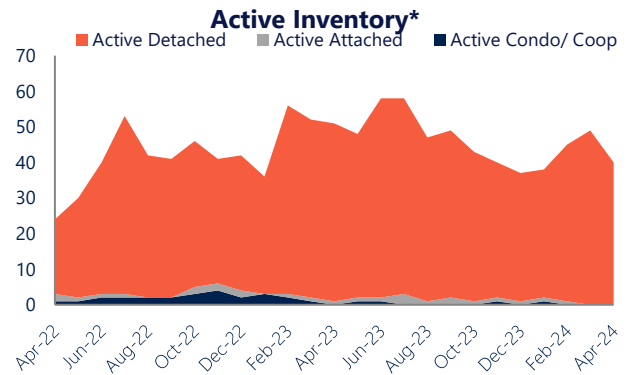


Units Sold

There was an increase in total units sold in April, with 25 sold this month in Hampstead, Finksburg, and Manchester versus 24 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 34% versus April 2023.

Active Inventory

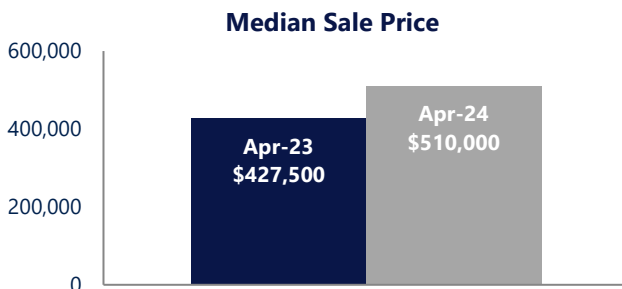
Versus last year, the total number of homes available this month is lower by 11 units or 22%. The total number of active inventory this April was 40 compared to 51 in April 2023. This month's total of 40 is lower than the previous month's total supply of available inventory of 49, a decrease of 18%.



Median Sale Price

Last April, the median sale price for Hampstead, Finksburg, and Manchester Homes was \$427,500. This April, the median sale price was \$510,000, an increase of 19% or \$82,500 compared to last year. The current median sold price is 23% 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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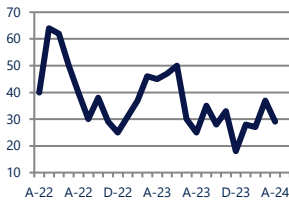
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APRIL 2024

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

New Listings

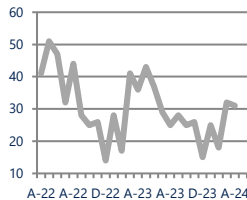
29



Down -36%
Vs. Year Ago

Current Contracts

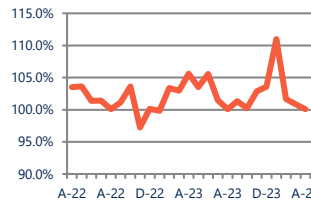
31



Down -14%
Vs. Year Ago

Sold Vs. List Price

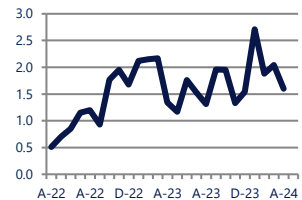
100.1%



Down
Vs. Year Ago

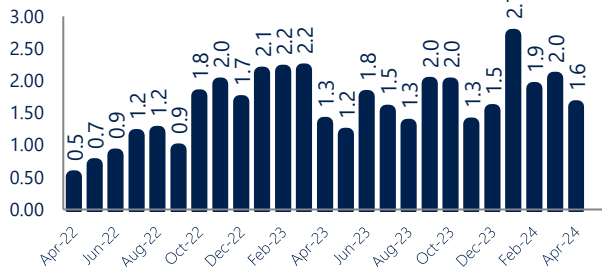
Months of Supply

1.6



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

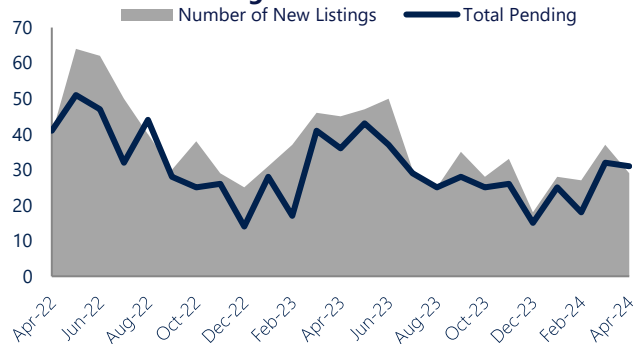
In April, there was 1.6 months of supply available in Hampstead, Finksburg, and Manchester, compared to 1.3 in April 2023. That is an increase of 19% versus a year ago.

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.

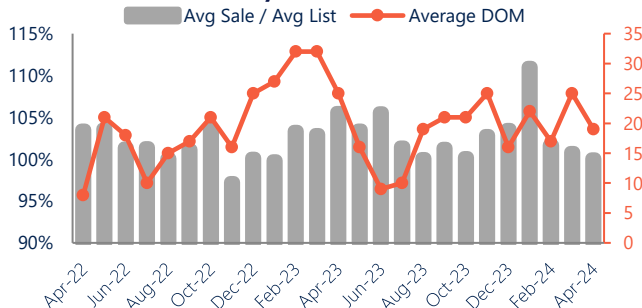
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Hampstead, Finksburg, and Manchester compared to 45 in April 2023, a decrease of 36%. There were 31 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 14% 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 Hampstead, Finksburg, and Manchester was 100.1% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 25, a decrease of 24%.

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