

THE LONG & FOSTER MARKET MINUTE™

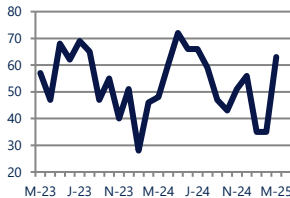
FOCUS ON: **HOMELAND, CEDARCROFT, AND NEW NORTHWOOD HOUSING MARKET**

MARCH 2025

Zip Code(s): 21212 and 21239

Units Sold

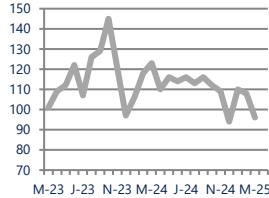
63



Up 31%
Vs. Year Ago

Active Inventory

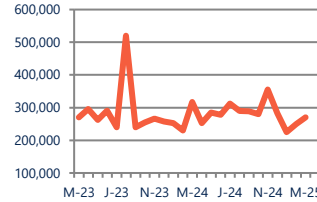
96



Down -22%
Vs. Year Ago

Median Sale Price

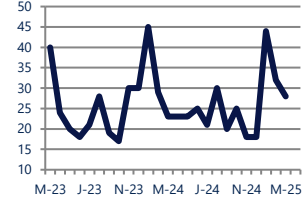
\$270,000



Down -15%
Vs. Year Ago

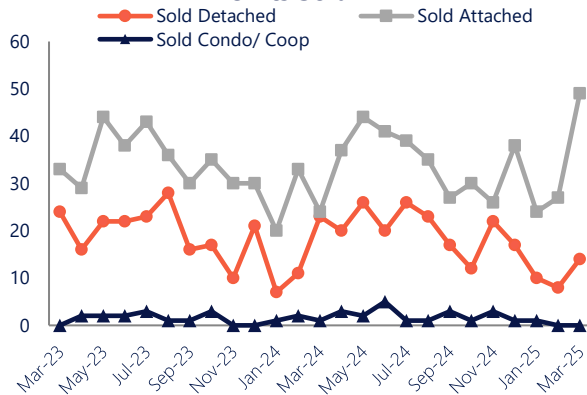
Days On Market

28



Up 22%
Vs. Year Ago

Units Sold*



Units Sold

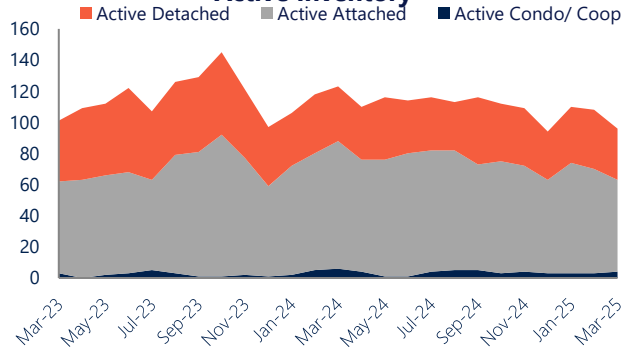
There was an increase in total units sold in March, with 63 sold this month in Homeland, Cedarcroft, and New Northwood. This month's total units sold was higher than at this time last year.

Active Inventory

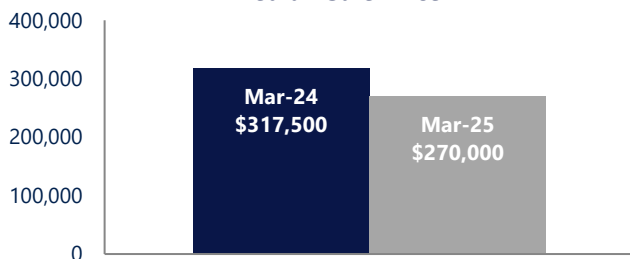
Versus last year, the total number of homes available this month is lower by 27 units or 22%. The total number of active inventory this March was 96 compared to 123 in March 2024.

This month's total of 96 is lower than the previous month's total supply of available inventory of 108, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Homeland, Cedarcroft, and New Northwood Homes was \$317,500. This March, the median sale price was \$270,000, a decrease of 15% or \$47,500 compared to last year. The current median sold price is 8% 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.

Homeland, Cedarcroft, and New Northwood are defined as properties listed in zip code/s 21212 and 21239.

*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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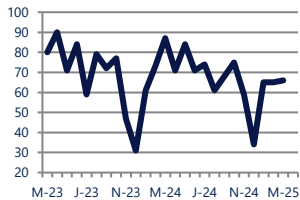
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MARCH 2025

Zip Code(s): 21212 and 21239

New Listings

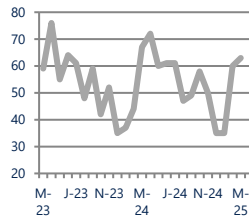
66



Down -24%
Vs. Year Ago

Current Contracts

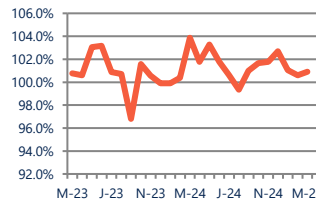
63



Down -6%
Vs. Year Ago

Sold Vs. List Price

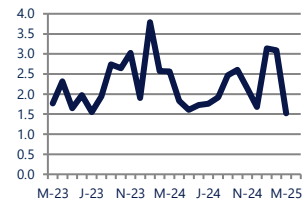
100.9%



Down -2.8%
Vs. Year Ago

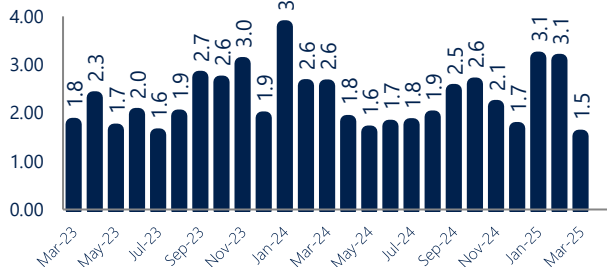
Months of Supply

1.5



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

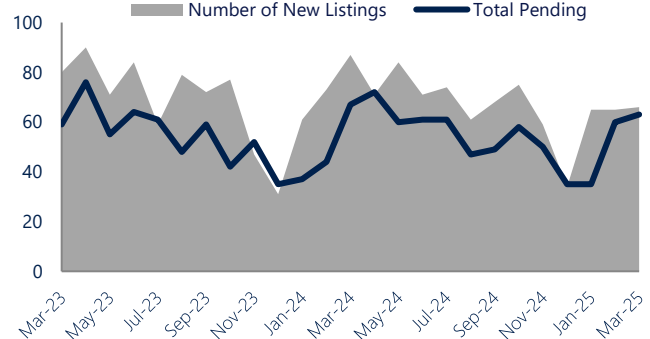
In March, there was 1.5 months of supply available in Homeland, Cedarcroft, and New Northwood, compared to 2.6 in March 2024. That is a decrease of 41% versus a year ago.

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.

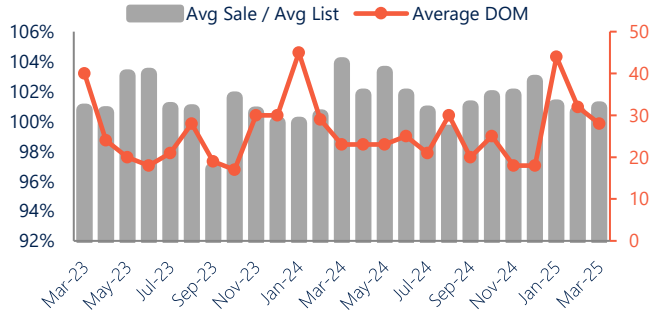
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Homeland, Cedarcroft, and New Northwood compared to 87 in March 2024, a decrease of 24%. There were 63 current contracts pending sale this March compared to 67 a year ago. The number of current contracts is 6% lower 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 Homeland, Cedarcroft, and New Northwood was 100.9% of the average list price, which is 3.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 23, an increase of 22%.

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