

THE LONG & FOSTER MARKET MINUTE™

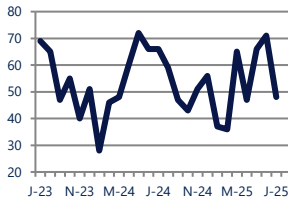
FOCUS ON: **HOMELAND, CEDARCROFT, AND NEW NORTHWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 21212 and 21239

Units Sold

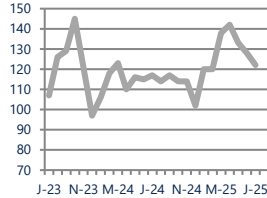
48



Down -27%
Vs. Year Ago

Active Inventory

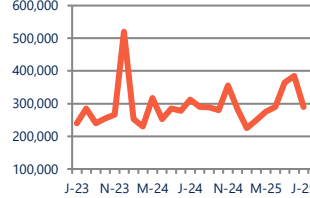
122



Up 4%
Vs. Year Ago

Median Sale Price

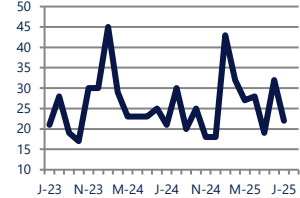
\$290,000



Down -7%
Vs. Year Ago

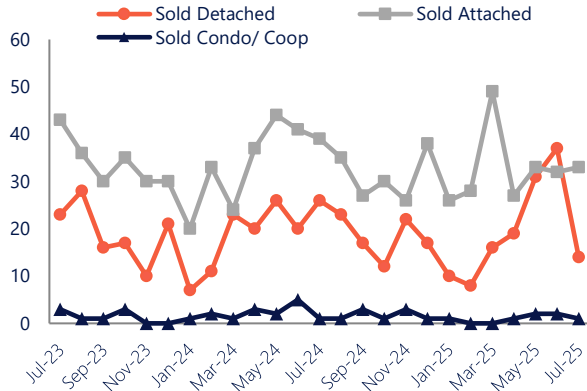
Days On Market

22



Up 5%
Vs. Year Ago

Units Sold*



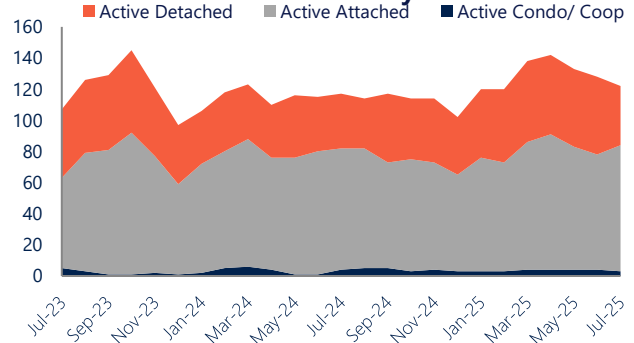
Units Sold

There was a decrease in total units sold in July, with 48 sold this month in Homeland, Cedarcroft, and New Northwood versus 71 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 27% versus July 2024.

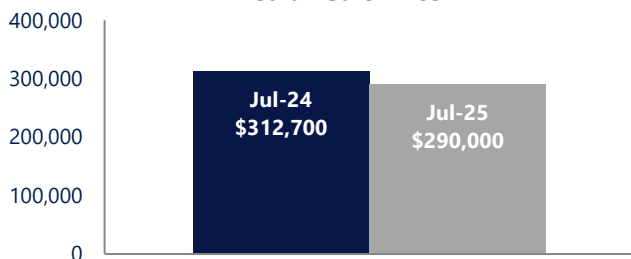
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 4%. The total number of active inventory this July was 122 compared to 117 in July 2024. This month's total of 122 is lower than the previous month's total supply of available inventory of 128, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Homeland, Cedarcroft, and New Northwood Homes was \$312,700. This July, the median sale price was \$290,000, a decrease of 7% or \$22,700 compared to last year. The current median sold price is 25% lower than in June.

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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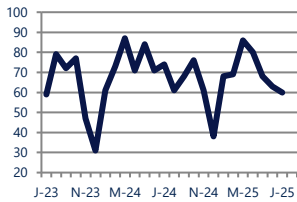
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JULY 2025

Zip Code(s): 21212 and 21239

New Listings

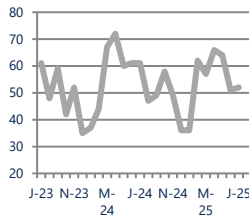
60



Down -19%
Vs. Year Ago

Current Contracts

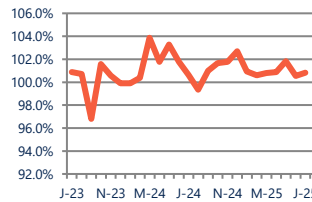
52



Down -15%
Vs. Year Ago

Sold Vs. List Price

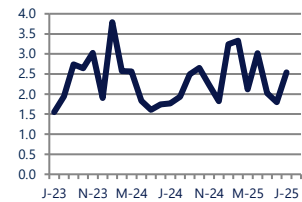
100.8%



No Change
Vs. Year Ago

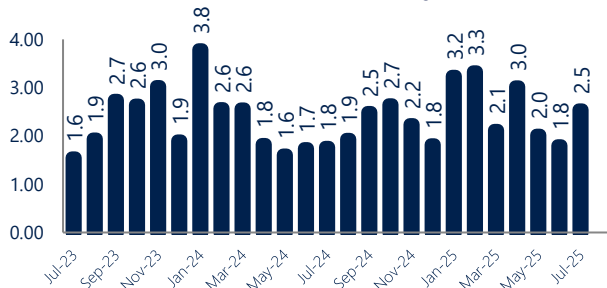
Months of Supply

2.5



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

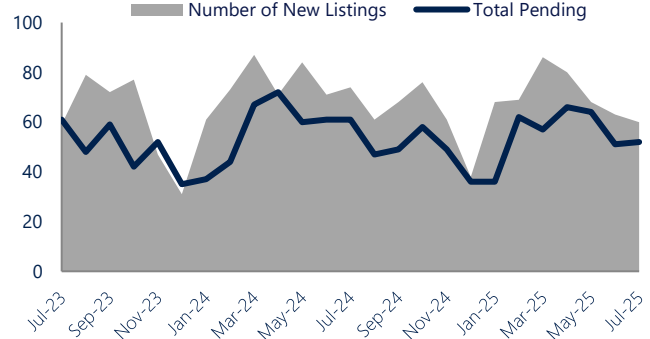
In July, there was 2.5 months of supply available in Homeland, Cedarcroft, and New Northwood, compared to 1.8 in July 2024. That is an increase of 43% versus a year ago.

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.

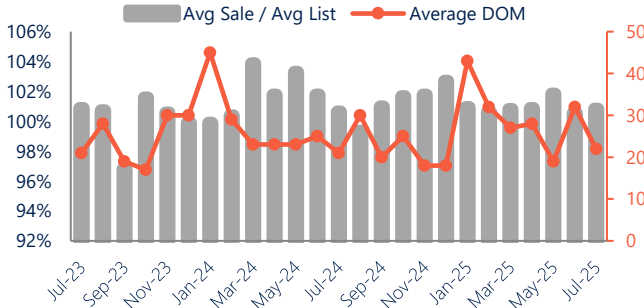
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Homeland, Cedarcroft, and New Northwood compared to 74 in July 2024, a decrease of 19%. There were 52 current contracts pending sale this July compared to 61 a year ago. The number of current contracts is 15% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Homeland, Cedarcroft, and New Northwood was 100.8% 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 22, higher than the average last year, which was 21, an increase of 5%.

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