

THE LONG & FOSTER MARKET MINUTE™

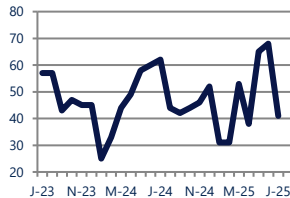
FOCUS ON: **HOMELAND, ROLAND PARK, AND CEDARCROFT HOUSING MARKET**

JULY 2025

Zip Code(s): 21212 and 21210

Units Sold

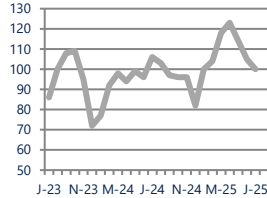
41



Down -34%
Vs. Year Ago

Active Inventory

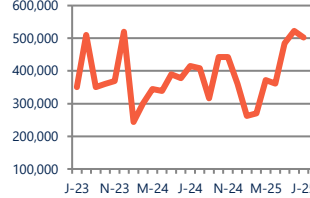
100



Down -6%
Vs. Year Ago

Median Sale Price

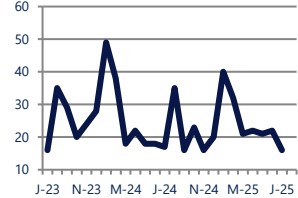
\$502,000



Up 21%
Vs. Year Ago

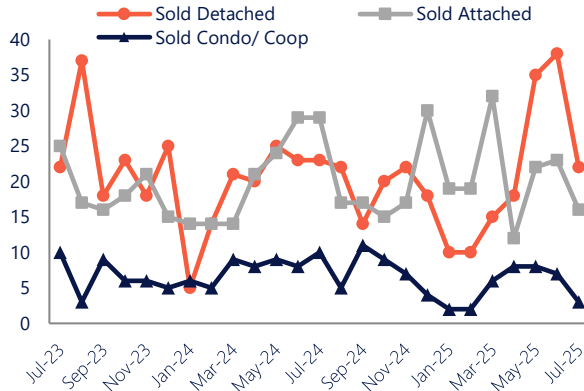
Days On Market

16



Down -6%
Vs. Year Ago

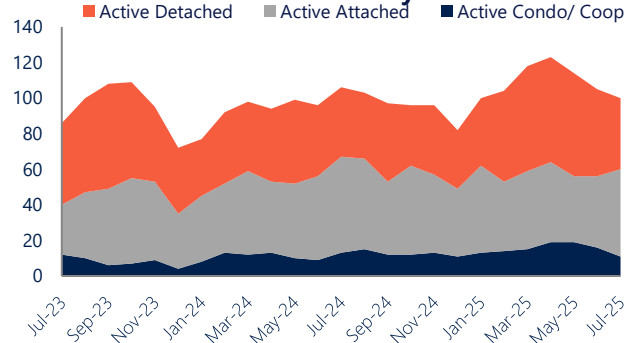
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 41 sold this month in Homeland, Roland Park, and Cedarcroft. This month's total units sold was lower than at this time last year.

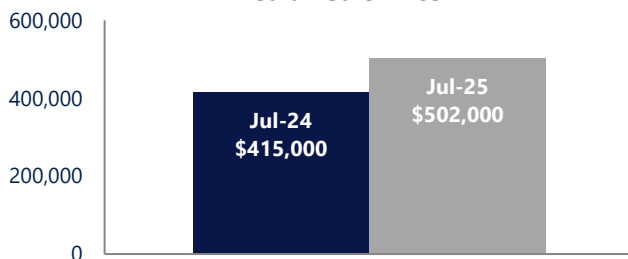
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 6%. The total number of active inventory this July was 100 compared to 106 in July 2024. This month's total of 100 is lower than the previous month's total supply of available inventory of 105, a decrease of 5%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$415,000. This July, the median sale price was \$502,000, an increase of 21% or \$87,000 compared to last year. The current median sold price is 4% 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, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 and 21210.

*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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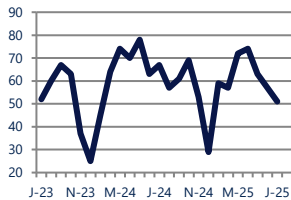
FOCUS ON: **HOMELAND, ROLAND PARK, AND CEDARCROFT HOUSING MARKET**

JULY 2025

Zip Code(s): 21212 and 21210

New Listings

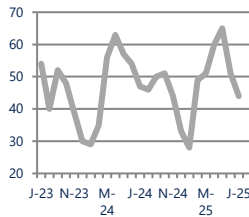
51



Down -24%
Vs. Year Ago

Current Contracts

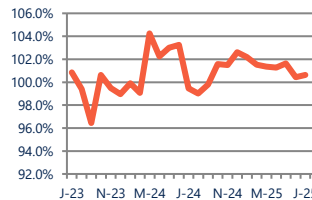
44



Down -6%
Vs. Year Ago

Sold Vs. List Price

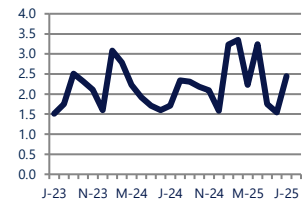
100.6%



Up 1.2%
Vs. Year Ago

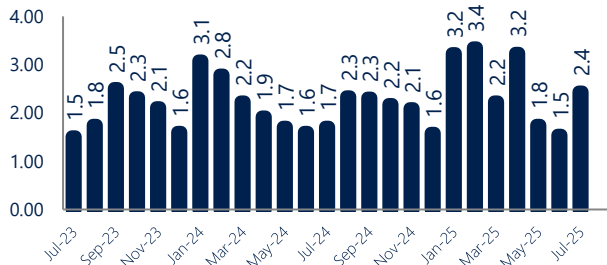
Months of Supply

2.4



Up 43%
Vs. Year Ago

Months Of Supply



Months of Supply

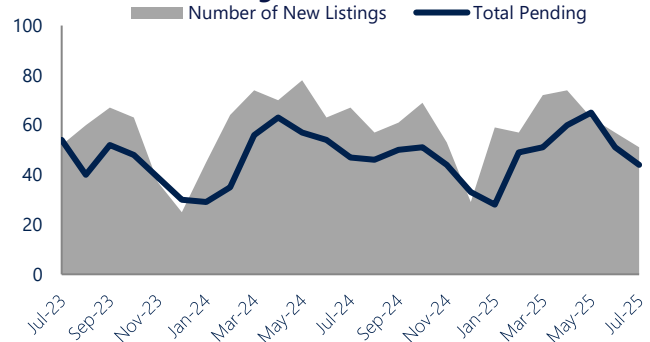
In July, there was 2.4 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 1.7 in July 2024. That is an increase of 43% versus a year ago.

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.

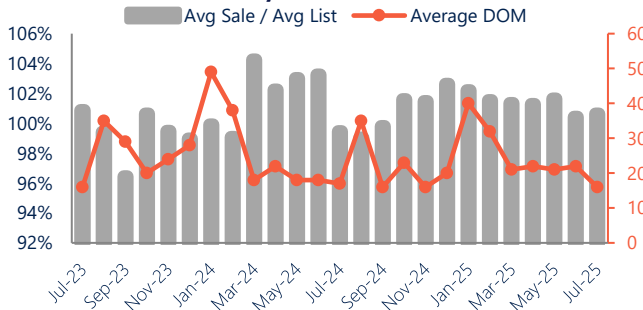
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 67 in July 2024, a decrease of 24%. There were 44 current contracts pending sale this July compared to 47 a year ago. The number of current contracts is 6% 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, Roland Park, and Cedarcroft was 100.6% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 17, a decrease of 6%.

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