

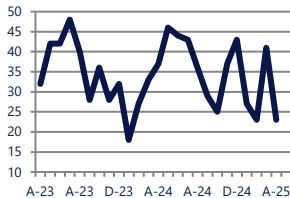
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOMELAND HOUSING MARKET**

APRIL 2025

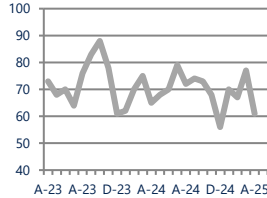
Zip Code(s): 21212

Units Sold
23



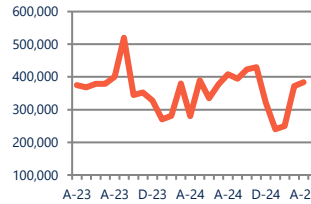
Down
Vs. Year Ago

Active Inventory
61



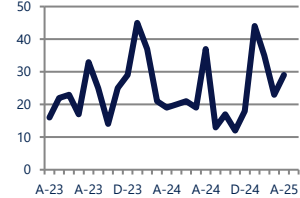
Down -6%
Vs. Year Ago

Median Sale Price
\$384,100



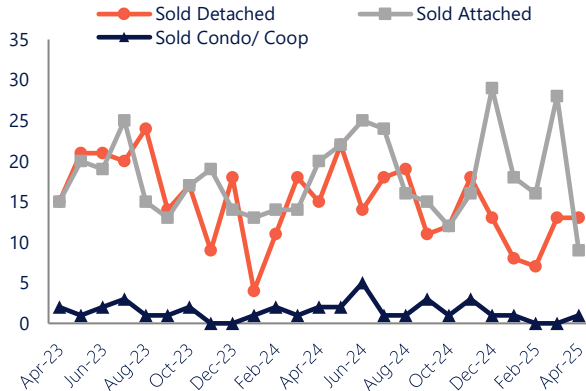
Up
Vs. Year Ago

Days On Market
29



Up
Vs. Year Ago

Units Sold*



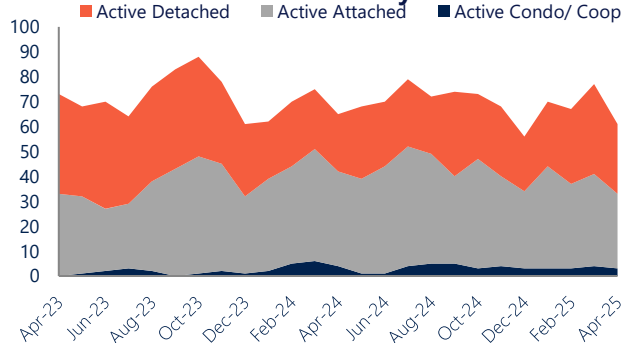
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 23 sold this month in Homeland. This month's total units sold was lower than at this time last year, a decrease from April 2024.

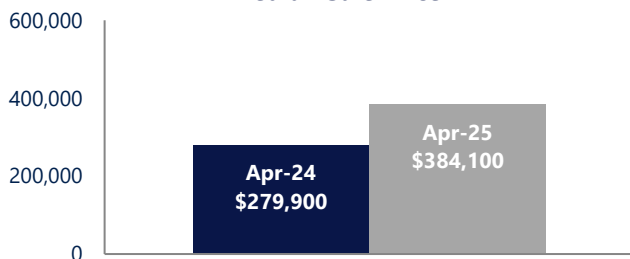
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 6%. The total number of active inventory this April was 61 compared to 65 in April 2024. This month's total of 61 is lower than the previous month's total supply of available inventory of 77, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Homeland Homes was \$279,900. This April, the median sale price was \$384,100, an increase of \$104,200 compared to last year. The current median sold price is 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.

Homeland are defined as properties listed in zip code/s 21212.

*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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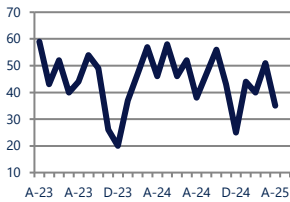
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APRIL 2025

Zip Code(s): 21212

New Listings

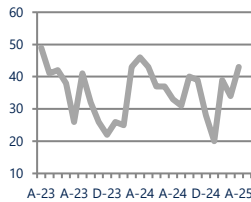
35



Down -24%
Vs. Year Ago

Current Contracts

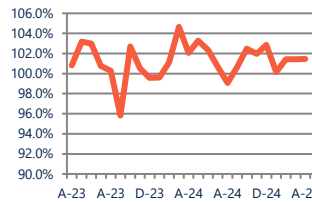
43



Down -7%
Vs. Year Ago

Sold Vs. List Price

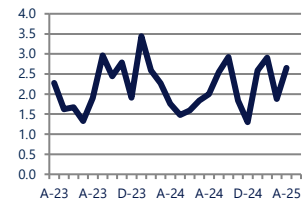
101.5%



Down -0.6%
Vs. Year Ago

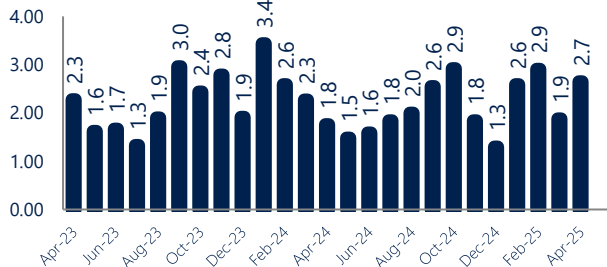
Months of Supply

2.7



Up 51%
Vs. Year Ago

Months Of Supply



Months of Supply

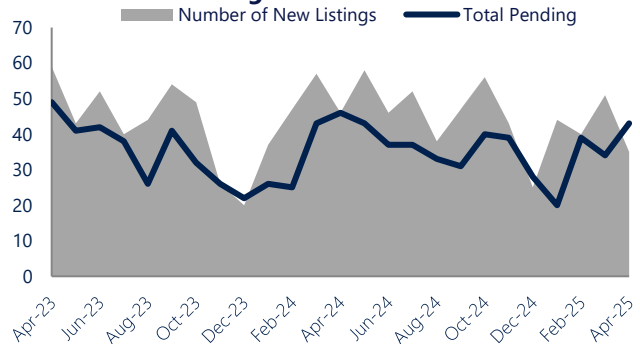
In April, there was 2.7 months of supply available in Homeland, compared to 1.8 in April 2024. That is an increase of 51% versus a year ago.

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.

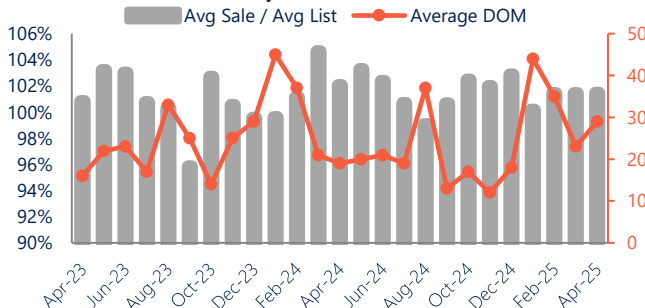
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Homeland compared to 46 in April 2024, a decrease of 24%. There were 43 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 7% 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 Homeland was 101.5% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.

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