

THE LONG & FOSTER MARKET MINUTE™

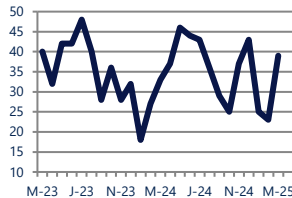
FOCUS ON: **HOMELAND HOUSING MARKET**

MARCH 2025

Zip Code(s): 21212

Units Sold

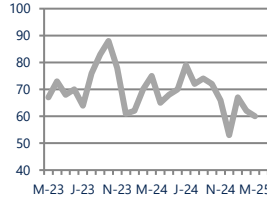
39



Up
Vs. Year Ago

Active Inventory

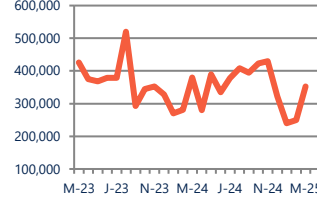
60



Down -20%
Vs. Year Ago

Median Sale Price

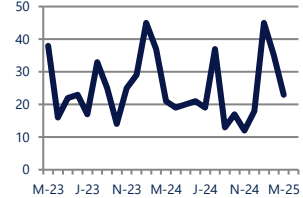
\$352,000



Down
Vs. Year Ago

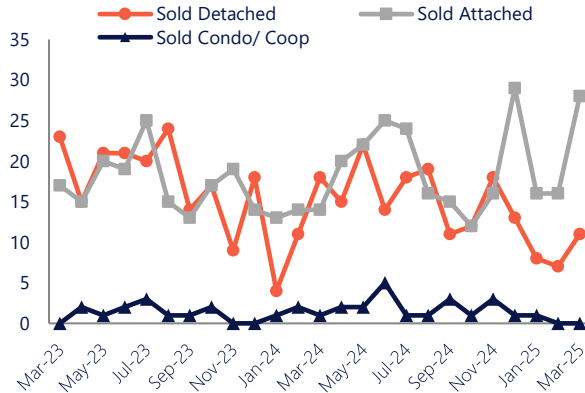
Days On Market

23



Up 10%
Vs. Year Ago

Units Sold*



Units Sold

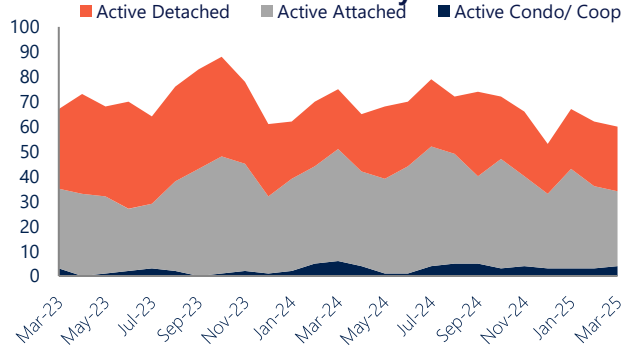
With relatively few transactions, there was an increase in total units sold in March, with 39 sold this month in Homeland. This month's total units sold was higher than at this time last year, an increase from March 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 20%. The total number of active inventory this March was 60 compared to 75 in March 2024.

This month's total of 60 is lower than the previous month's total supply of available inventory of 62, a decrease of 3%.

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 March, the median sale price for Homeland Homes was \$380,000. This March, the median sale price was \$352,000, a decrease of \$28,000 compared to last year. The current median sold price is 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 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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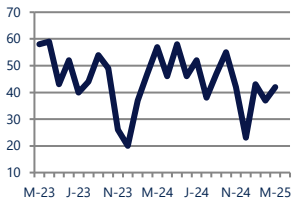
FOCUS ON: **HOMELAND HOUSING MARKET**

MARCH 2025

Zip Code(s): 21212

New Listings

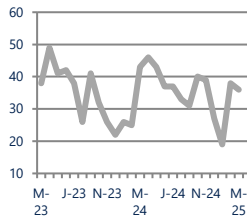
42



Down -26%
Vs. Year Ago

Current Contracts

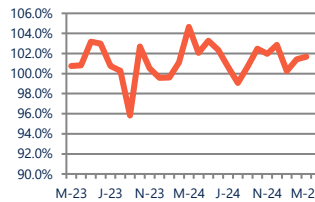
36



Down -16%
Vs. Year Ago

Sold Vs. List Price

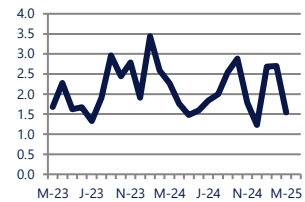
101.7%



Down -2.8%
Vs. Year Ago

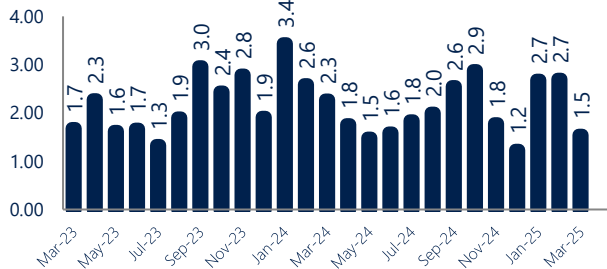
Months of Supply

1.5



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

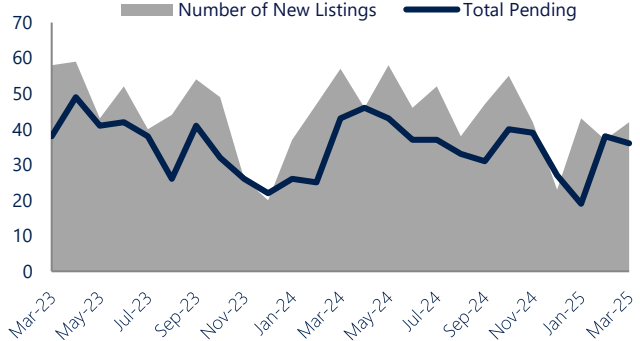
In March, there was 1.5 months of supply available in Homeland, compared to 2.3 in March 2024. That is a decrease of 32% versus a year ago.

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.

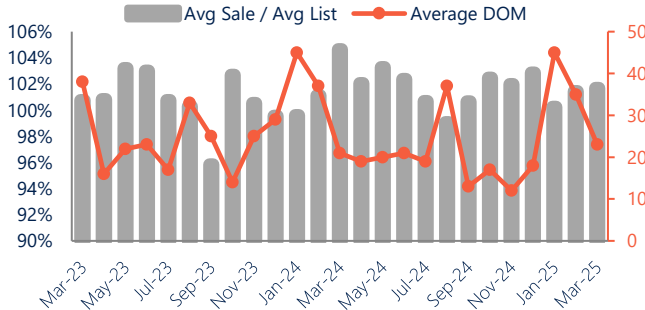
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Homeland compared to 57 in March 2024, a decrease of 26%. There were 36 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 16% 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 was 101.7% 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 23, higher than the average last year, which was 21, an increase of 10%.

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