

THE LONG & FOSTER MARKET MINUTE™

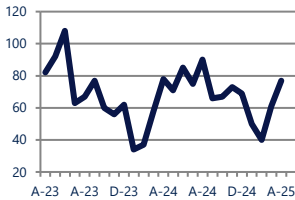
FOCUS ON: **HUNT VALLEY, PHOENIX, AND TIMONIUM HOUSING MARKET**

APRIL 2025

Zip Code(s): 21030, 21131 and 21093

Units Sold

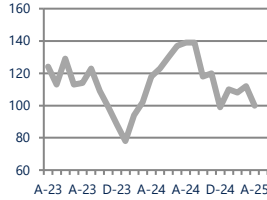
77



Down -1%
Vs. Year Ago

Active Inventory

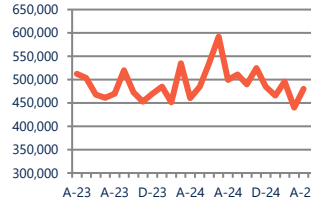
100



Down -15%
Vs. Year Ago

Median Sale Price

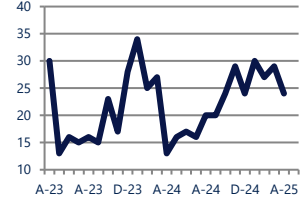
\$480,000



Up 4%
Vs. Year Ago

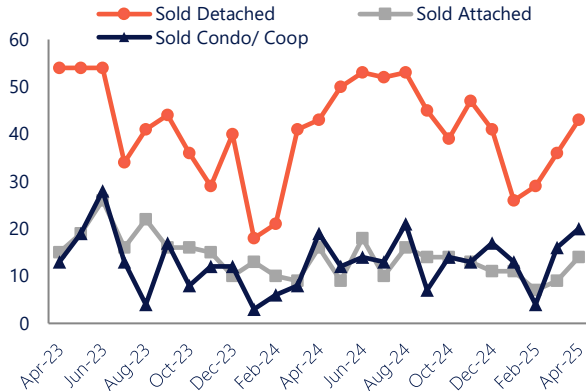
Days On Market

24



Up 85%
Vs. Year Ago

Units Sold*



Units Sold

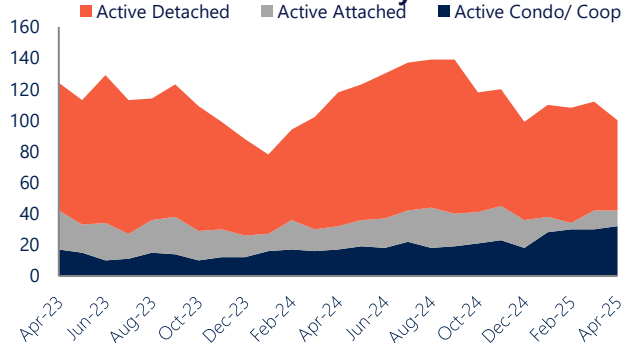
There was an increase in total units sold in April, with 77 sold this month in Hunt Valley, Phoenix, and Timonium versus 61 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2024.

Active Inventory

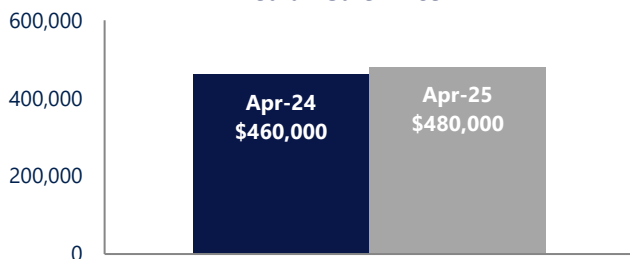
Versus last year, the total number of homes available this month is lower by 18 units or 15%. The total number of active inventory this April was 100 compared to 118 in April 2024.

This month's total of 100 is lower than the previous month's total supply of available inventory of 112, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$460,000. This April, the median sale price was \$480,000, an increase of 4% or \$20,000 compared to last year. The current median sold price is 9% 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.

Hunt Valley, Phoenix, and Timonium are defined as properties listed in zip code/s 21030, 21131 and 21093.

*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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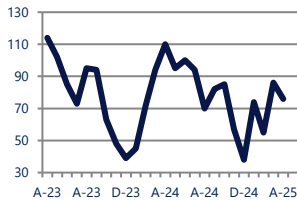
FOCUS ON: **HUNT VALLEY, PHOENIX, AND TIMONIUM HOUSING MARKET**

APRIL 2025

Zip Code(s): 21030, 21131 and 21093

New Listings

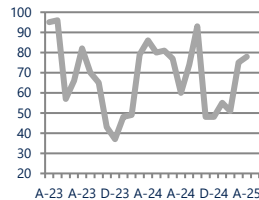
76



Down -31%
Vs. Year Ago

Current Contracts

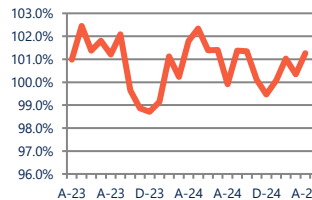
78



Down -9%
Vs. Year Ago

Sold Vs. List Price

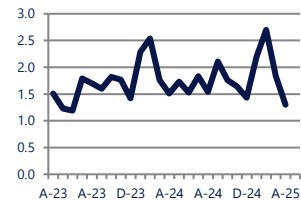
101.3%



Down -0.5%
Vs. Year Ago

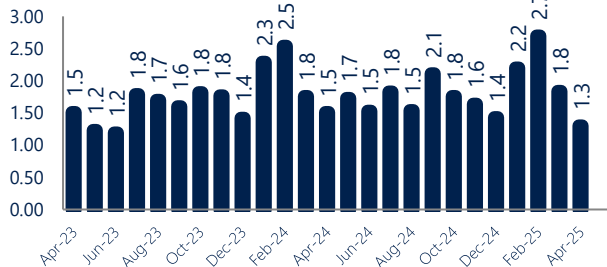
Months of Supply

1.3



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

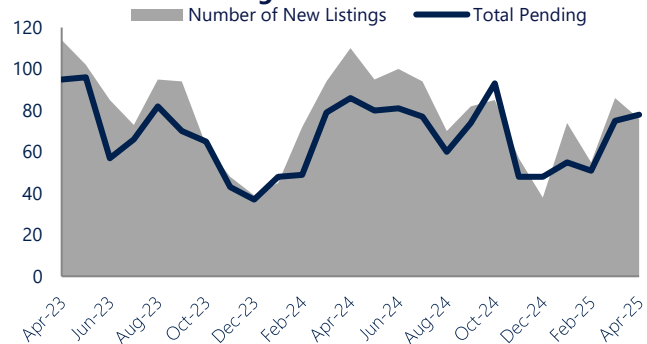
In April, there was 1.3 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 1.5 in April 2024. That is a decrease of 14% versus a year ago.

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.

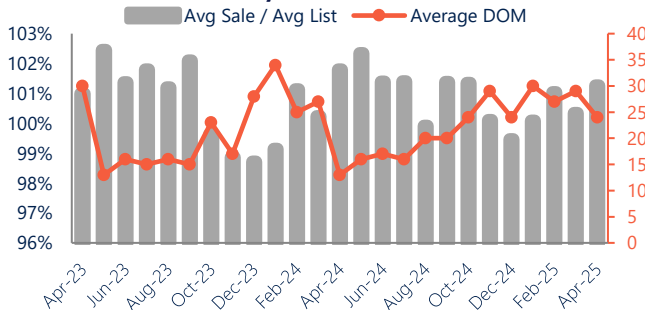
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 110 in April 2024, a decrease of 31%. There were 78 current contracts pending sale this April compared to 86 a year ago. The number of current contracts is 9% 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 Hunt Valley, Phoenix, and Timonium was 101.3% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 13, an increase of 85%.

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