



The Long & Foster Market Minute™

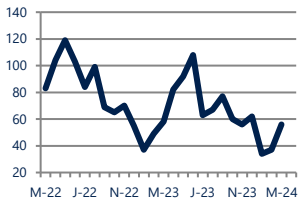
Focus On: Hunt Valley, Phoenix, and Timonium Housing Market

March 2024

Zip Code(s): 21030, 21131 and 21093

Units Sold

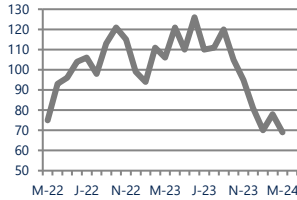
56



Down -3%
Vs. Year Ago

Active Inventory

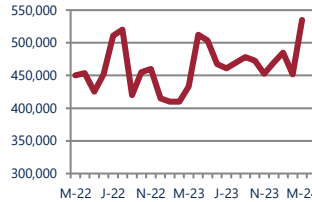
69



Down -35%
Vs. Year Ago

Median Sale Price

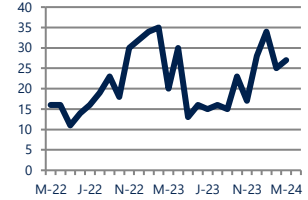
\$535,000



Up 24%
Vs. Year Ago

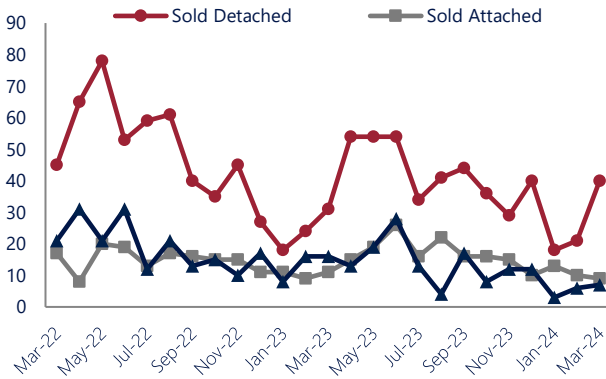
Days On Market

27



Up 35%
Vs. Year Ago

Units Sold*



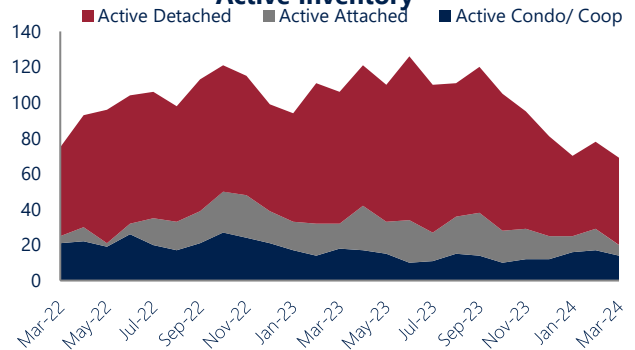
Units Sold

There was an increase in total units sold in March, with 56 sold this month in Hunt Valley, Phoenix, and Timonium. This month's total units sold was lower than at this time last year.

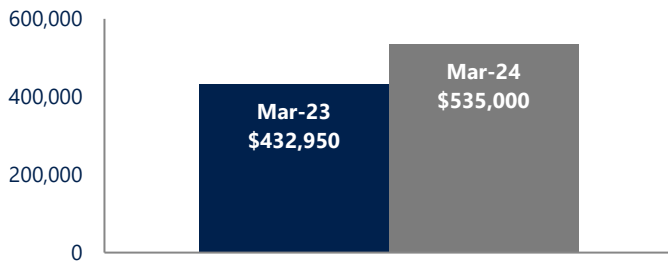
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 35%. The total number of active inventory this March was 69 compared to 106 in March 2023. This month's total of 69 is lower than the previous month's total supply of available inventory of 78, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Hunt Valley, Phoenix, and Timonium Homes was \$432,950. This March, the median sale price was \$535,000, an increase of 24% or \$102,050 compared to last year. The current median sold price is 18% 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.

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.

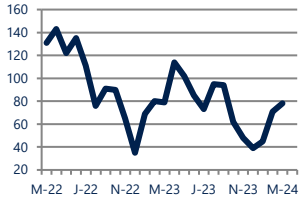
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 21030, 21131 and 21093

New Listings

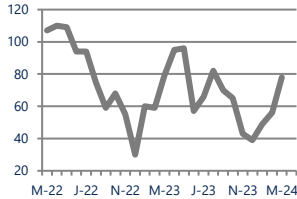
78



Down -1%
Vs. Year Ago

Current Contracts

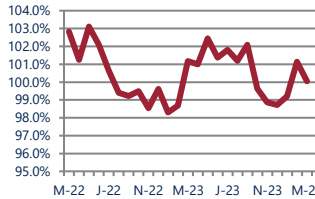
78



Down -1%
Vs. Year Ago

Sold Vs. List Price

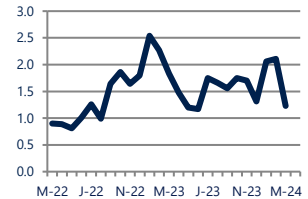
100.1%



Down -1.1%
Vs. Year Ago

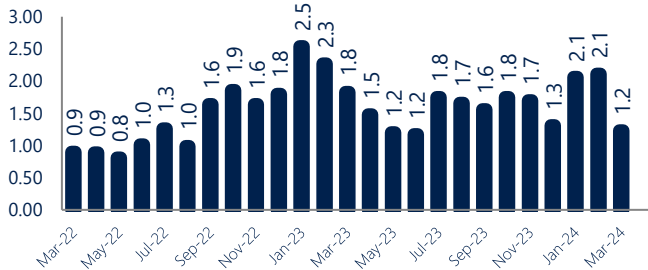
Months of Supply

1.2



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

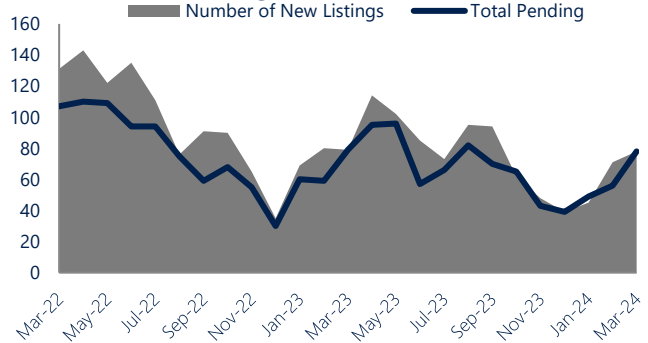
In March, there was 1.2 months of supply available in Hunt Valley, Phoenix, and Timonium, compared to 1.8 in March 2023. That is a decrease of 33% versus a year ago.

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.

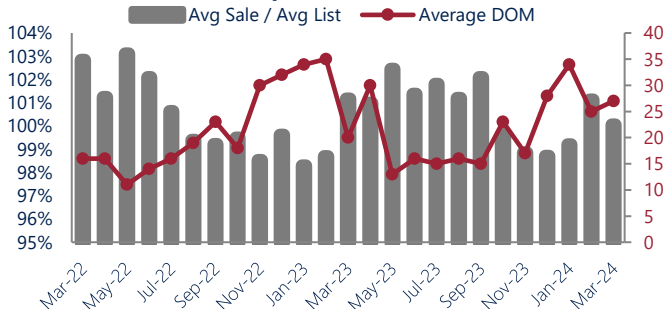
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Hunt Valley, Phoenix, and Timonium compared to 79 in March 2023, a decrease of 1%. There were 78 current contracts pending sale this March compared to 79 a year ago. The number of current contracts is 1% 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 Hunt Valley, Phoenix, and Timonium was 100.1% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 20, an increase of 35%.

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