

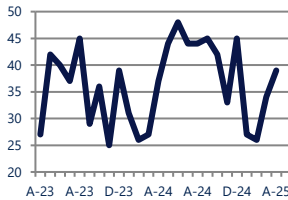
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLE RIVER HOUSING MARKET**

APRIL 2025

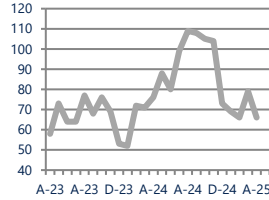
Zip Code(s): 21220

Units Sold
39



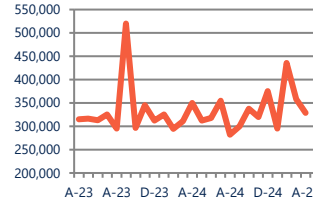
Up 5%
Vs. Year Ago

Active Inventory
66



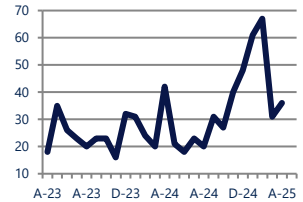
Down -13%
Vs. Year Ago

Median Sale Price
\$329,000



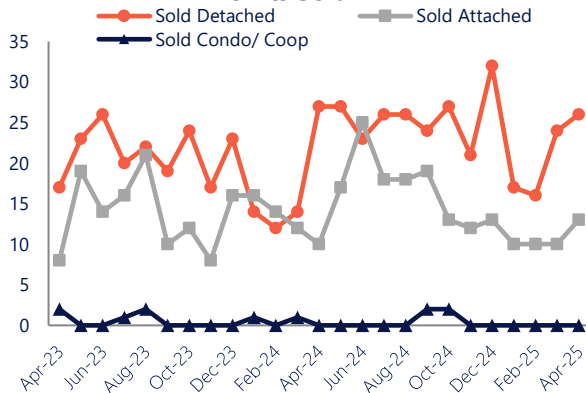
Down -6%
Vs. Year Ago

Days On Market
36



Down -14%
Vs. Year Ago

Units Sold*



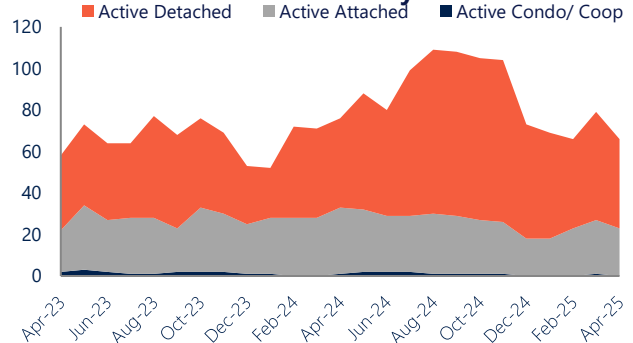
Units Sold

There was an increase in total units sold in April, with 39 sold this month in Middle River versus 34 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 13%. The total number of active inventory this April was 66 compared to 76 in April 2024. This month's total of 66 is lower than the previous month's total supply of available inventory of 79, a decrease of 16%.

Active Inventory*

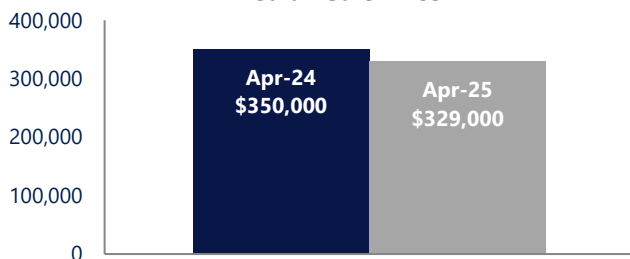


Median Sale Price

Last April, the median sale price for Middle River Homes was \$350,000. This April, the median sale price was \$329,000, a decrease of 6% or \$21,000 compared to last year. The current median sold price is 8% lower 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.

Median Sale Price



Middle River are defined as properties listed in zip code/s 21220.

*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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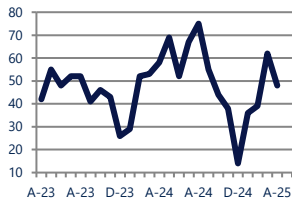
FOCUS ON: **MIDDLE RIVER HOUSING MARKET**

APRIL 2025

Zip Code(s): 21220

New Listings

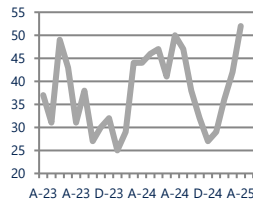
48



Down -17%
Vs. Year Ago

Current Contracts

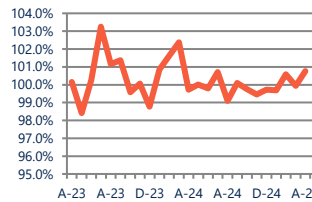
52



Up 18%
Vs. Year Ago

Sold Vs. List Price

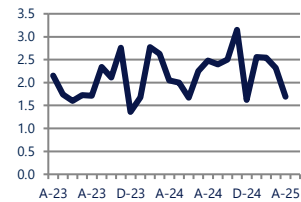
100.8%



Up 1%
Vs. Year Ago

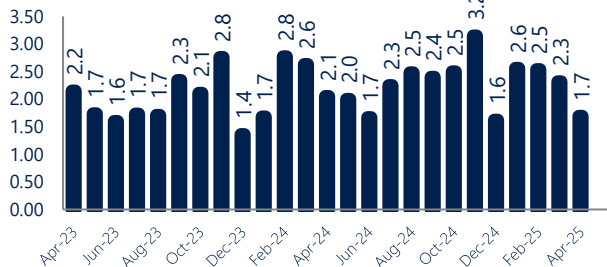
Months of Supply

1.7



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

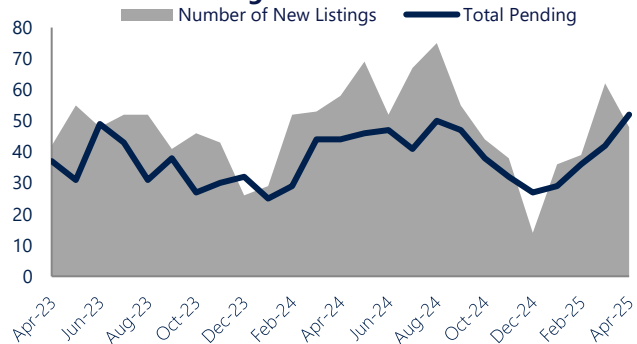
In April, there was 1.7 months of supply available in Middle River, compared to 2.1 in April 2024. That is a decrease of 18% versus a year ago.

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.

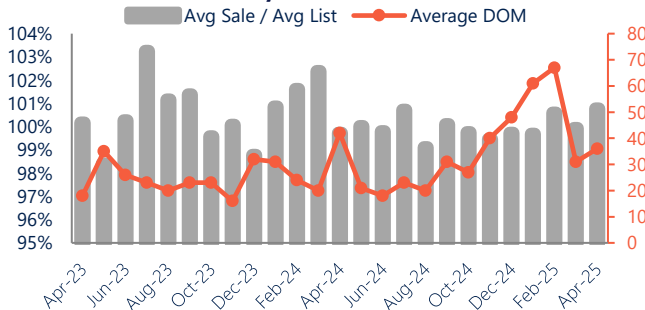
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Middle River compared to 58 in April 2024, a decrease of 17%. There were 52 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 18% higher 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 Middle River was 100.8% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 42, a decrease of 14%.

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