

# THE LONG & FOSTER MARKET MINUTE™

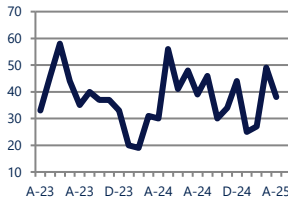
FOCUS ON: **MIDDLETOWN, MYERSVILLE, AND KNOXVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21769, 21773, 21758, 21716, 21755, 21777 and 21718

## Units Sold

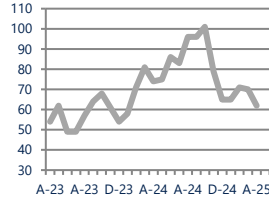
38



Up 27%  
Vs. Year Ago

## Active Inventory

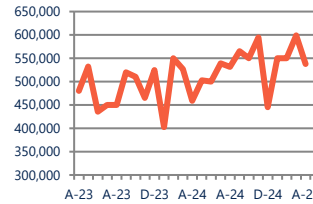
62



Down -16%  
Vs. Year Ago

## Median Sale Price

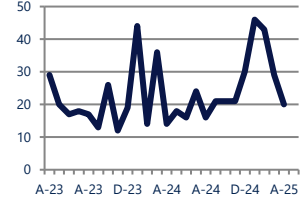
\$537,500



Up 17%  
Vs. Year Ago

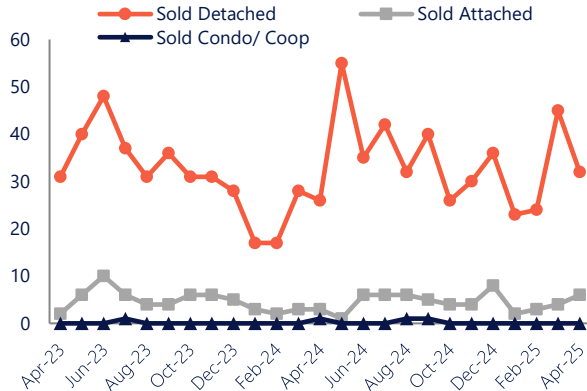
## Days On Market

20



Up 43%  
Vs. Year Ago

## Units Sold\*



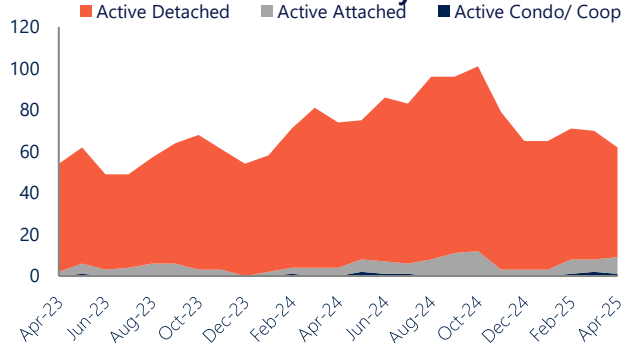
## Units Sold

There was a decrease in total units sold in April, with 38 sold this month in Middletown, Myersville, and Knoxville versus 49 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 27% versus April 2024.

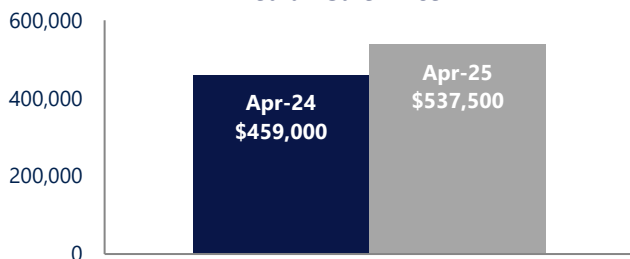
## Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 16%. The total number of active inventory this April was 62 compared to 74 in April 2024. This month's total of 62 is lower than the previous month's total supply of available inventory of 70, a decrease of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Middletown, Myersville, and Knoxville Homes was \$459,000. This April, the median sale price was \$537,500, an increase of 17% or \$78,500 compared to last year. The current median sold price is 10% 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.

Middletown, Myersville, and Knoxville are defined as properties listed in zip code/s 21769, 21773, 21758, 21716, 21755, 21777 and 21718.

\*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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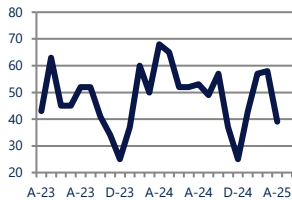
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### New Listings

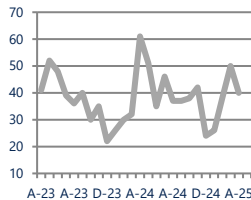
39



**Down -43%**  
Vs. Year Ago

### Current Contracts

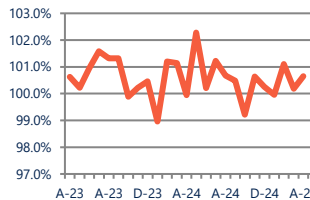
40



**Down -34%**  
Vs. Year Ago

### Sold Vs. List Price

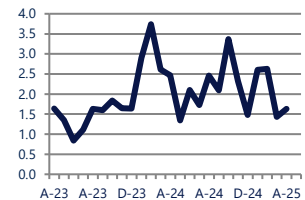
100.7%



**Up 0.7%**  
Vs. Year Ago

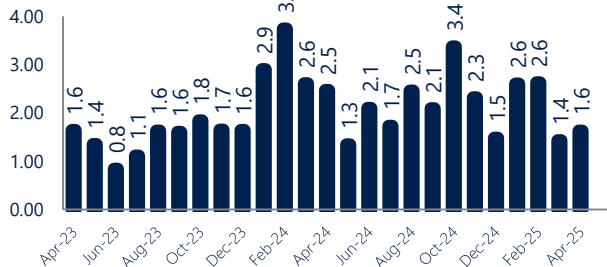
### Months of Supply

1.6



**Down -34%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

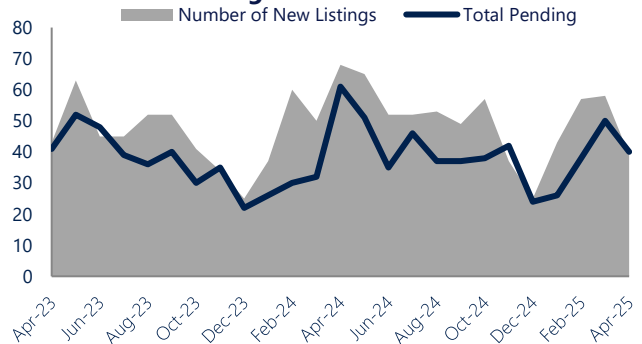
In April, there was 1.6 months of supply available in Middletown, Myersville, and Knoxville, compared to 2.5 in April 2024. That is a decrease of 34% versus a year ago.

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.

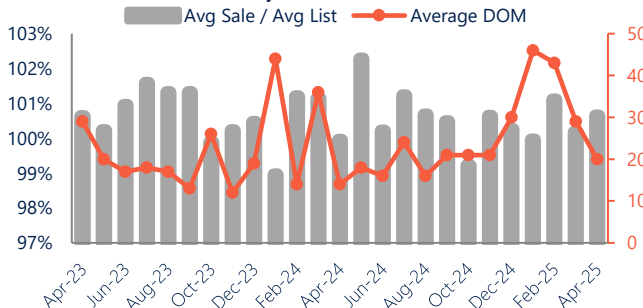
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Middletown, Myersville, and Knoxville compared to 68 in April 2024, a decrease of 43%. There were 40 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 34% 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 Middletown, Myersville, and Knoxville was 100.7% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 14, an increase of 43%.

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