

# THE LONG & FOSTER MARKET MINUTE™

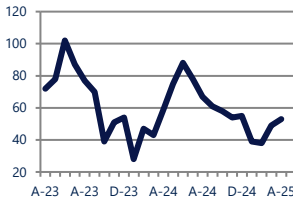
FOCUS ON: **MOUNT AIRY, NEW MARKET, AND IJAMSVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21771, 21774, 21754 and 21770

## Units Sold

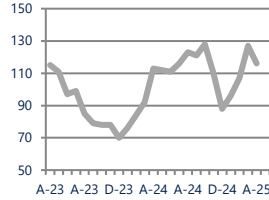
53



**Down -10%**  
Vs. Year Ago

## Active Inventory

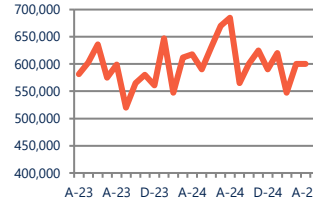
116



**Up 3%**  
Vs. Year Ago

## Median Sale Price

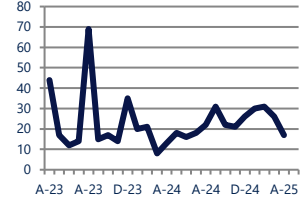
\$600,000



**Down -3%**  
Vs. Year Ago

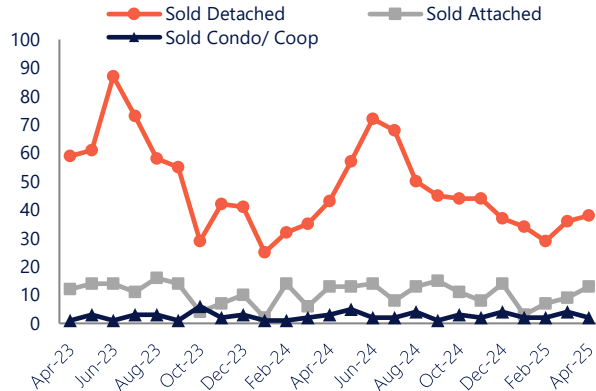
## Days On Market

17



**Up 31%**  
Vs. Year Ago

### Units Sold\*



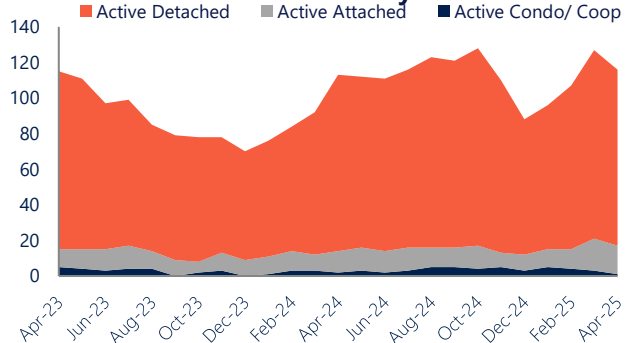
## Units Sold

There was an increase in total units sold in April, with 53 sold this month in Mount Airy, New Market, and Ijamsville versus 49 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

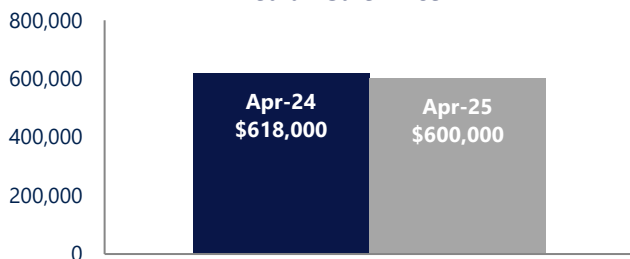
## Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 3%. The total number of active inventory this April was 116 compared to 113 in April 2024. This month's total of 116 is lower than the previous month's total supply of available inventory of 127, a decrease of 9%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Mount Airy, New Market, and Ijamsville Homes was \$618,000. This April, the median sale price was \$600,000, a decrease of 3% or \$18,000 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mount Airy, New Market, and Ijamsville are defined as properties listed in zip code/s 21771, 21774, 21754 and 21770.

\*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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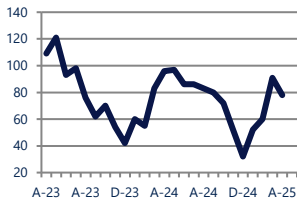
FOCUS ON: **MOUNT AIRY, NEW MARKET, AND IJAMSVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21771, 21774, 21754 and 21770

## New Listings

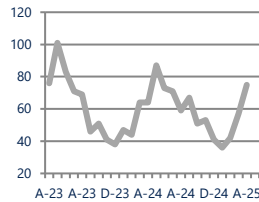
78



**Down -19%**  
Vs. Year Ago

## Current Contracts

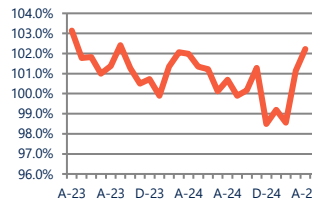
75



**Up 17%**  
Vs. Year Ago

## Sold Vs. List Price

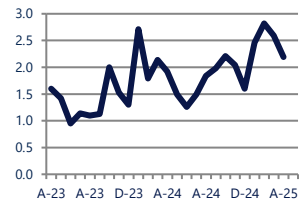
102.2%



**No Change**  
Vs. Year Ago

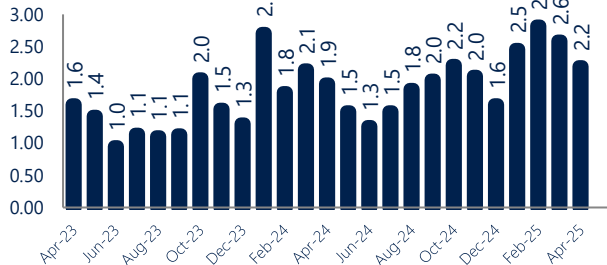
## Months of Supply

2.2



**Up 14%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

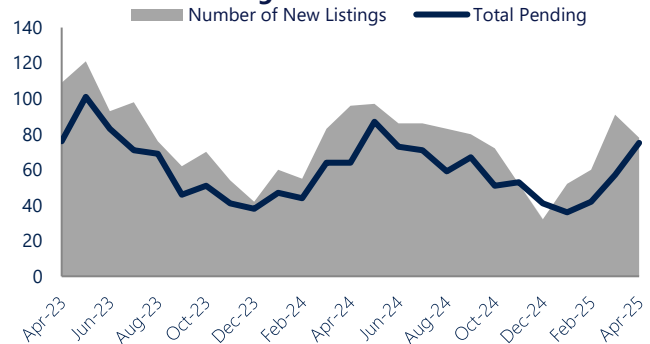
In April, there was 2.2 months of supply available in Mount Airy, New Market, and Ijamsville, compared to 1.9 in April 2024. That is an increase of 14% versus a year ago.

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.

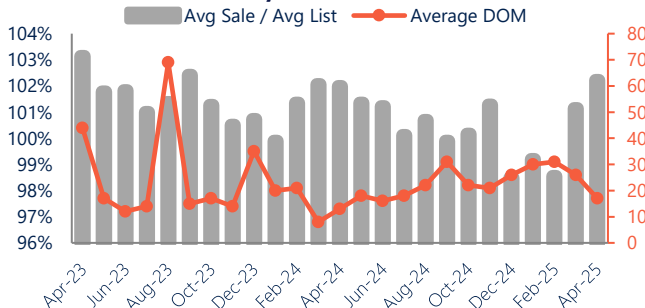
## New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Mount Airy, New Market, and Ijamsville compared to 96 in April 2024, a decrease of 19%. There were 75 current contracts pending sale this April compared to 64 a year ago. The number of current contracts is 17% 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 Mount Airy, New Market, and Ijamsville was 102.2% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 13, an increase of 31%.

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