

# THE LONG & FOSTER MARKET MINUTE™

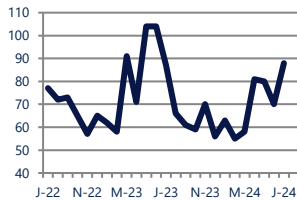
FOCUS ON: **MT WASHINGTON, PIMLICO, AND ARLINGTON HOUSING MARKET**

JULY 2024

Zip Code(s): 21215 and 21209

## Units Sold

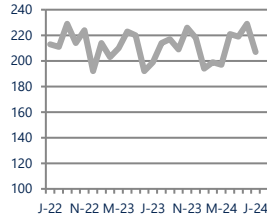
88



Up 1%  
Vs. Year Ago

## Active Inventory

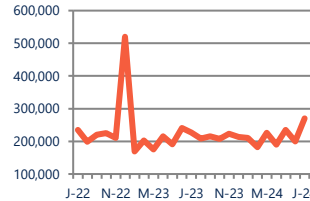
207



Up 4%  
Vs. Year Ago

## Median Sale Price

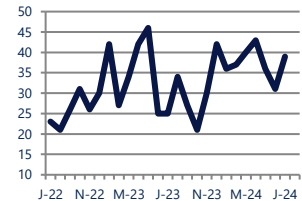
\$270,000



Up 19%  
Vs. Year Ago

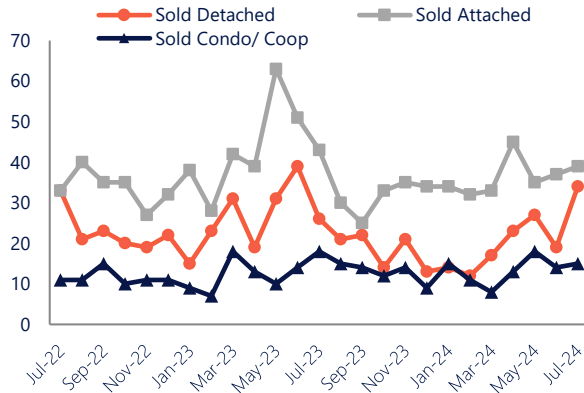
## Days On Market

39



Up 56%  
Vs. Year Ago

### Units Sold\*



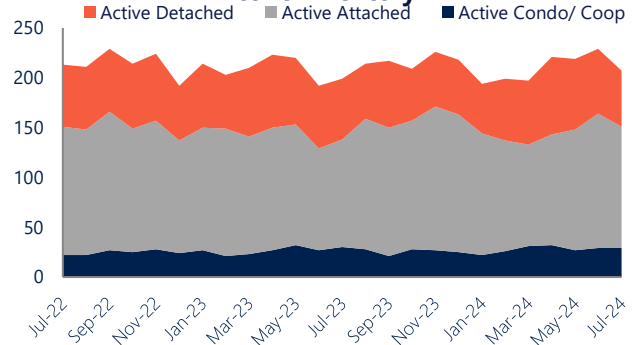
## Units Sold

There was an increase in total units sold in July, with 88 sold this month in Mt Washington, Pimlico, and Arlington versus 70 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 1% versus July 2023.

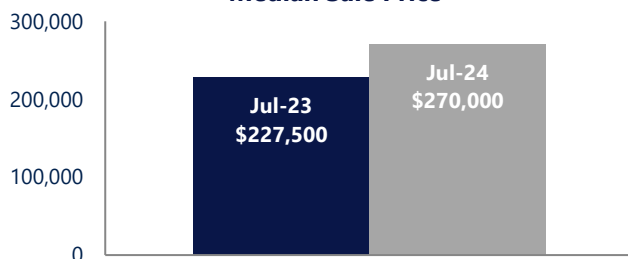
## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 4%. The total number of active inventory this July was 207 compared to 199 in July 2023. This month's total of 207 is lower than the previous month's total supply of available inventory of 229, a decrease of 10%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Mt Washington, Pimlico, and Arlington Homes was \$227,500. This July, the median sale price was \$270,000, an increase of \$42,500 compared to last year. The current median sold price is higher than in June.

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

Mt Washington, Pimlico, and Arlington are defined as properties listed in zip code/s 21215 and 21209.

\*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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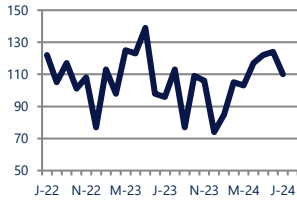
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JULY 2024

Zip Code(s): 21215 and 21209

## New Listings

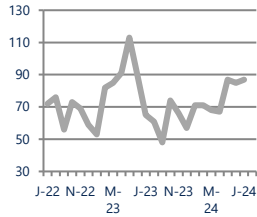
110



Up 15%  
Vs. Year Ago

## Current Contracts

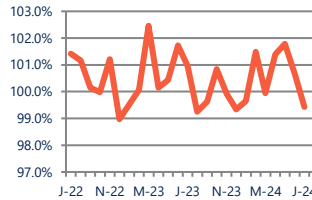
87



Up 34%  
Vs. Year Ago

## Sold Vs. List Price

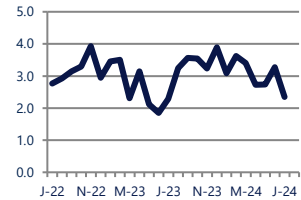
99.4%



Down -1.5%  
Vs. Year Ago

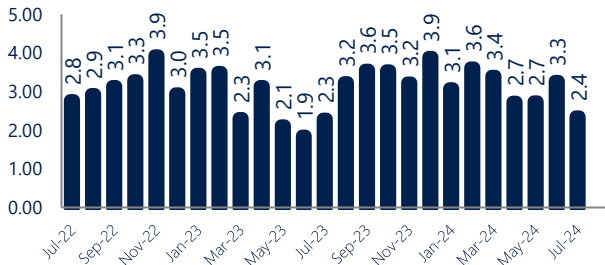
## Months of Supply

2.4



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

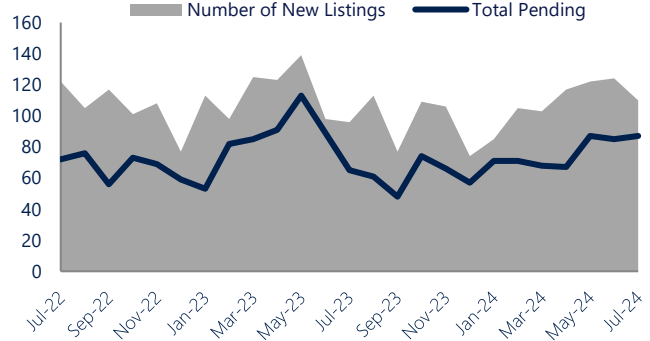
In July, there was 2.4 months of supply available in Mt Washington, Pimlico, and Arlington. The amount of supply is similar compared to a year ago.

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.

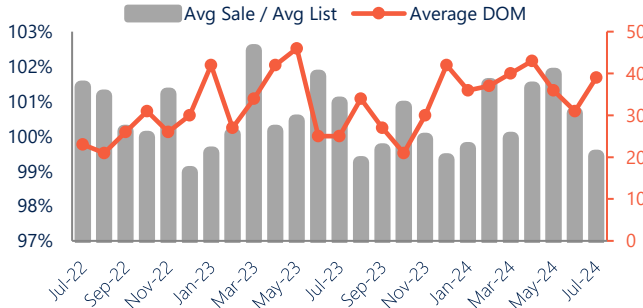
## New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Mt Washington, Pimlico, and Arlington compared to 96 in July 2023, an increase of 15%. There were 87 current contracts pending sale this July compared to 65 a year ago. The number of current contracts is 34% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Mt Washington, Pimlico, and Arlington was 99.4% of the average list price, which is 1.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 25, an increase of 56%.

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