

THE LONG & FOSTER MARKET MINUTE™

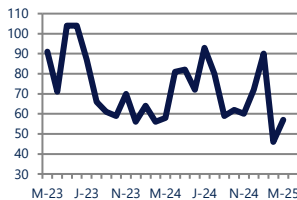
FOCUS ON: **MT WASHINGTON, PIMLICO, AND ARLINGTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 21215 and 21209

Units Sold

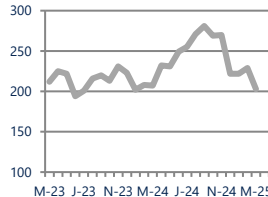
57



Down -2%
Vs. Year Ago

Active Inventory

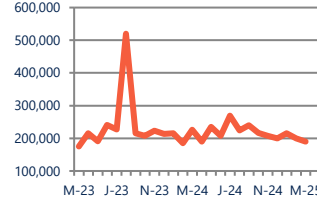
203



Down -2%
Vs. Year Ago

Median Sale Price

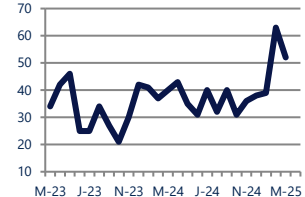
\$190,000



Down -16%
Vs. Year Ago

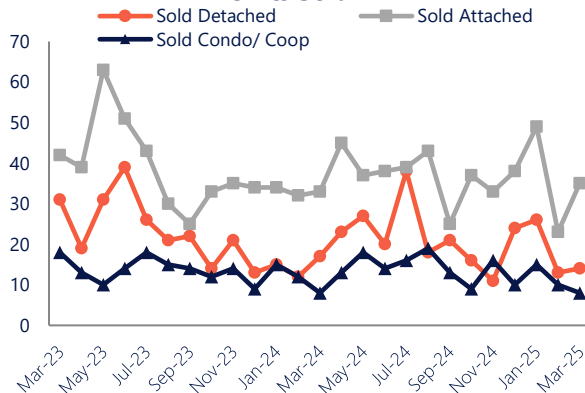
Days On Market

52



Up 30%
Vs. Year Ago

Units Sold*

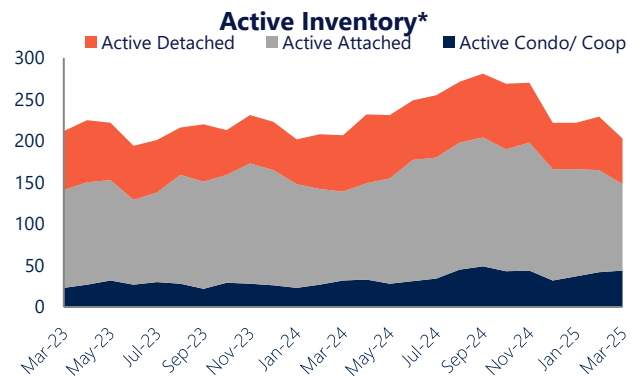


Units Sold

There was an increase in total units sold in March, with 57 sold this month in Mt Washington, Pimlico, and Arlington versus 46 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 2% versus March 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this March was 203 compared to 207 in March 2024. This month's total of 203 is lower than the previous month's total supply of available inventory of 229, a decrease of 11%.



Median Sale Price



Median Sale Price

Last March, the median sale price for Mt Washington, Pimlico, and Arlington Homes was \$225,750. This March, the median sale price was \$190,000, a decrease of 16% or \$35,750 compared to last year. The current median sold price is 5% lower 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.

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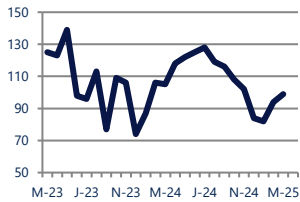
FOCUS ON: **MT WASHINGTON, PIMLICO, AND ARLINGTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 21215 and 21209

New Listings

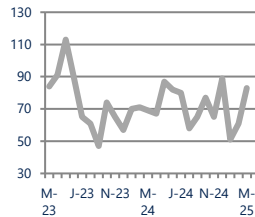
99



Down -6%
Vs. Year Ago

Current Contracts

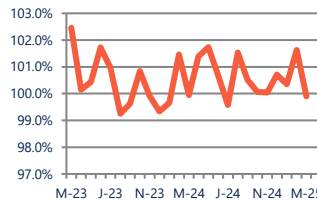
83



Up 20%
Vs. Year Ago

Sold Vs. List Price

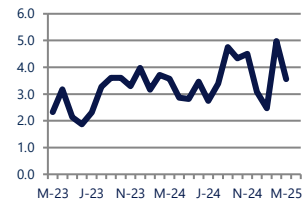
99.9%



No Change
Vs. Year Ago

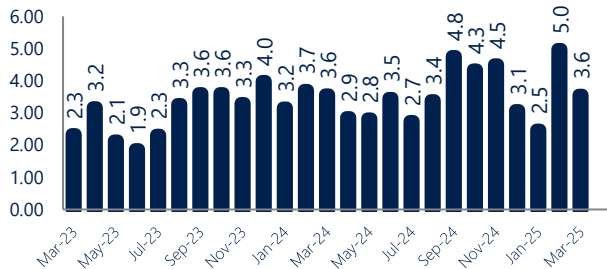
Months of Supply

3.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

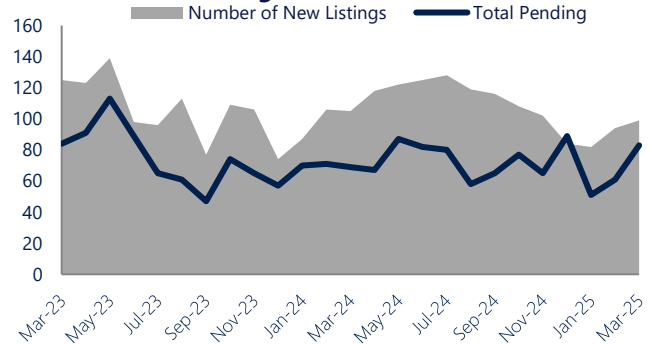
In March, there was 3.6 months of supply available in Mt Washington, Pimlico, and Arlington. The amount of supply is similar compared to a year ago.

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.

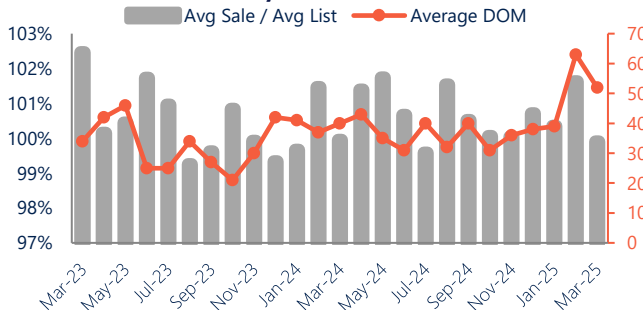
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Mt Washington, Pimlico, and Arlington compared to 105 in March 2024, a decrease of 6%. There were 83 current contracts pending sale this March compared to 69 a year ago. The number of current contracts is 20% higher 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 Mt Washington, Pimlico, and Arlington was 99.9% 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 52, higher than the average last year, which was 40, an increase of 30%.

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