

THE LONG & FOSTER MARKET MINUTE™

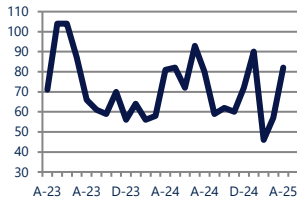
FOCUS ON: **MT WASHINGTON, PIMLICO, AND ARLINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21215 and 21209

Units Sold

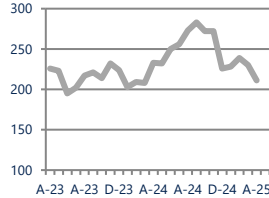
82



Up 1%
Vs. Year Ago

Active Inventory

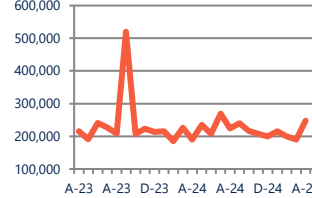
211



Down -9%
Vs. Year Ago

Median Sale Price

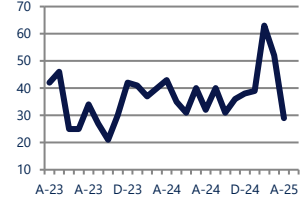
\$247,500



Up 30%
Vs. Year Ago

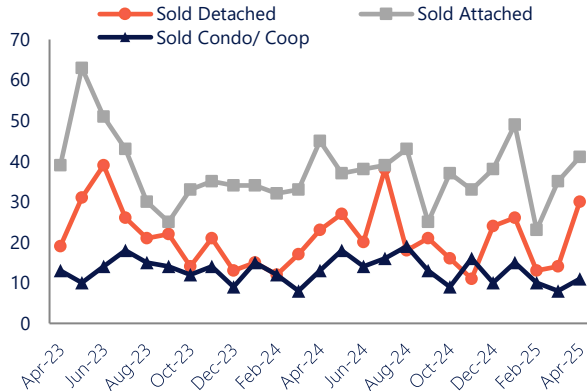
Days On Market

29



Down -33%
Vs. Year Ago

Units Sold*



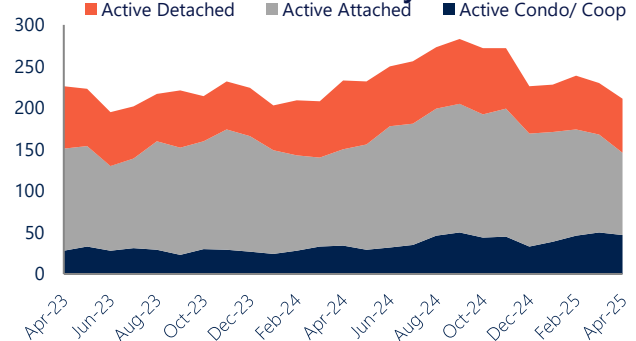
Units Sold

There was an increase in total units sold in April, with 82 sold this month in Mt Washington, Pimlico, and Arlington. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 9%. The total number of active inventory this April was 211 compared to 233 in April 2024. This month's total of 211 is lower than the previous month's total supply of available inventory of 230, a decrease of 8%.

Active Inventory*



Median Sale Price

Last April, the median sale price for Mt Washington, Pimlico, and Arlington Homes was \$190,000. This April, the median sale price was \$247,500, an increase of \$57,500 compared to last year. The current median sold price is higher than in March.

Median Sale Price



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.

THE LONG & FOSTER MARKET MINUTE™

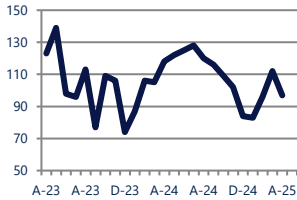
FOCUS ON: **MT WASHINGTON, PIMLICO, AND ARLINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21215 and 21209

New Listings

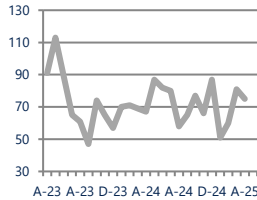
97



Down -18%
Vs. Year Ago

Current Contracts

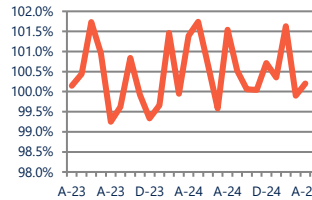
75



Up 12%
Vs. Year Ago

Sold Vs. List Price

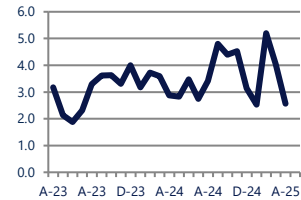
100.2%



Down -1.2%
Vs. Year Ago

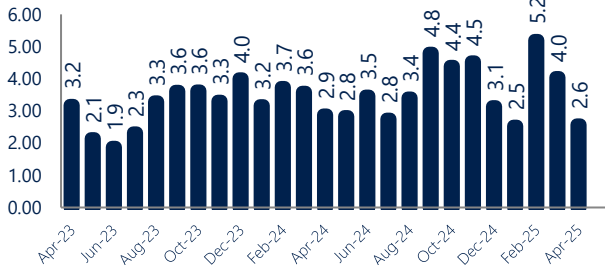
Months of Supply

2.6



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

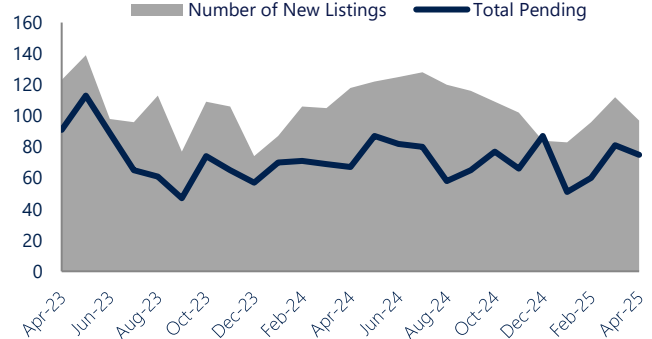
In April, there was 2.6 months of supply available in Mt Washington, Pimlico, and Arlington, compared to 2.9 in April 2024. That is a decrease of 11% versus a year ago.

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.

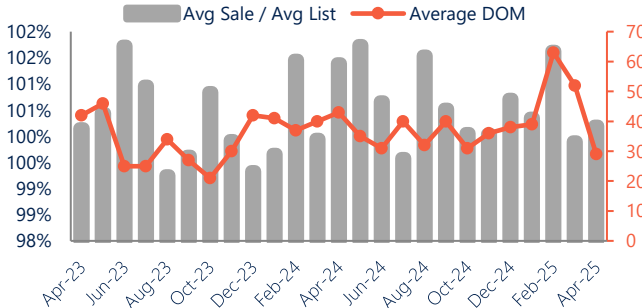
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Mt Washington, Pimlico, and Arlington compared to 118 in April 2024, a decrease of 18%. There were 75 current contracts pending sale this April compared to 67 a year ago. The number of current contracts is 12% 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 Mt Washington, Pimlico, and Arlington was 100.2% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 43, a decrease of 33%.

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.