

THE LONG & FOSTER MARKET MINUTE™

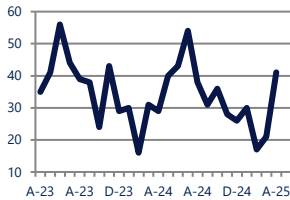
FOCUS ON: **MT WASHINGTON AND ROLAND PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 21209 and 21210

Units Sold

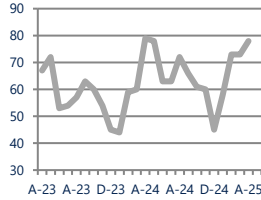
41



Up
Vs. Year Ago

Active Inventory

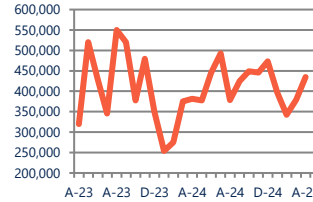
78



Down -1%
Vs. Year Ago

Median Sale Price

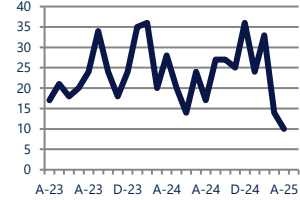
\$435,000



Up 14%
Vs. Year Ago

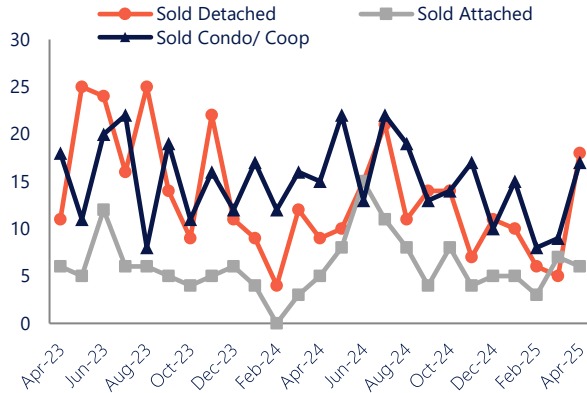
Days On Market

10



Down -64%
Vs. Year Ago

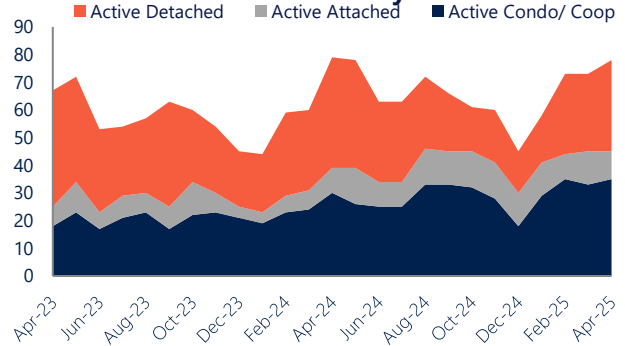
Units Sold*



Units Sold

There was an increase in total units sold in April, with 41 sold this month in Mt Washington and Roland Park. This month's total units sold was higher than at this time last year.

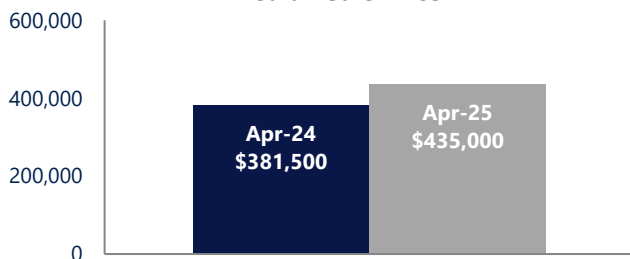
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 78 compared to 79 in April 2024. This month's total of 78 is higher than the previous month's total supply of available inventory of 73, an increase of 7%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Mt Washington and Roland Park Homes was \$381,500. This April, the median sale price was \$435,000, an increase of 14% or \$53,500 compared to last year. The current median sold price is 15% higher 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.

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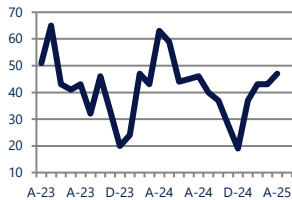
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APRIL 2025

Zip Code(s): 21209 and 21210

New Listings

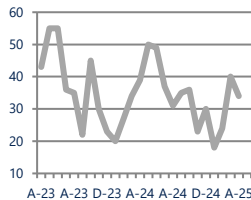
47



Down -25%
Vs. Year Ago

Current Contracts

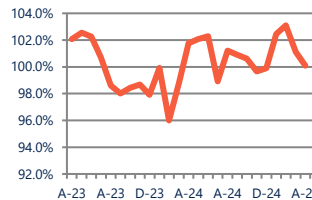
34



Down -13%
Vs. Year Ago

Sold Vs. List Price

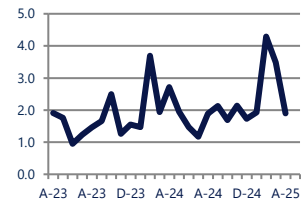
100.1%



Down -1.7%
Vs. Year Ago

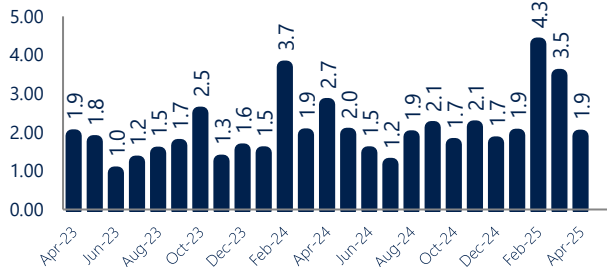
Months of Supply

1.9



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

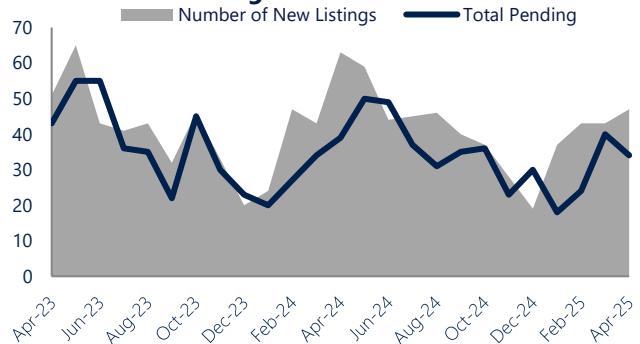
In April, there was 1.9 months of supply available in Mt Washington and Roland Park, compared to 2.7 in April 2024. That is a decrease of 30% versus a year ago.

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.

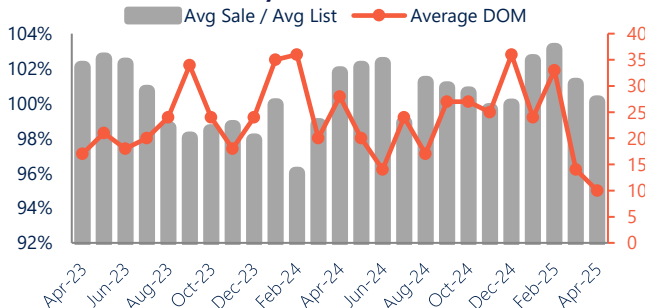
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Mt Washington and Roland Park compared to 63 in April 2024, a decrease of 25%. There were 34 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 13% 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 Mt Washington and Roland Park was 100.1% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 28, a decrease of 64%.