

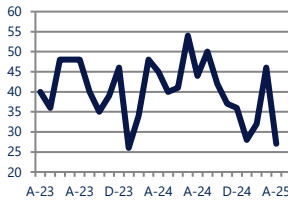
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH EAST, RISING SUN, AND PERRYVILLE HOUSING MARKET**

APRIL 2025

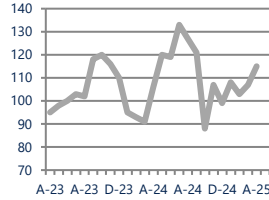
Zip Code(s): 21901, 21911, 21903, 21918, 21904, 21917 and 21914

Units Sold
27



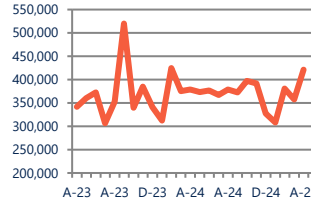
Down
Vs. Year Ago

Active Inventory
115



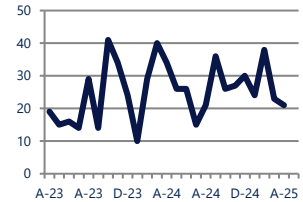
Up 8%
Vs. Year Ago

Median Sale Price
\$421,500



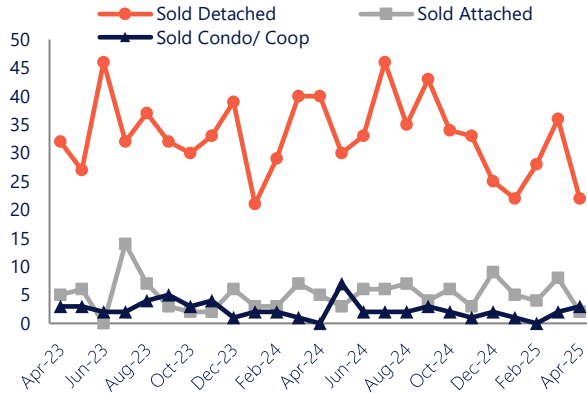
Up 11%
Vs. Year Ago

Days On Market
21



Down -38%
Vs. Year Ago

Units Sold*



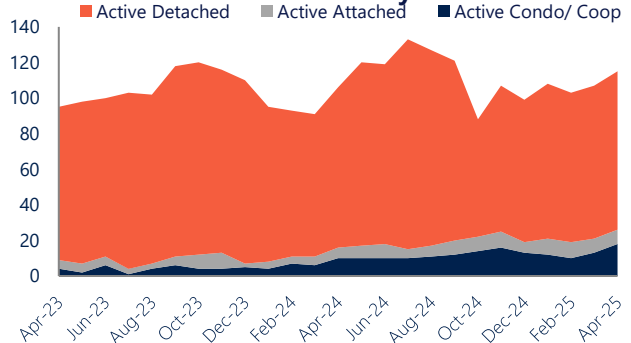
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 27 sold this month in North East, Rising Sun, and Perryville. This month's total units sold was lower than at this time last year, a decrease from April 2024.

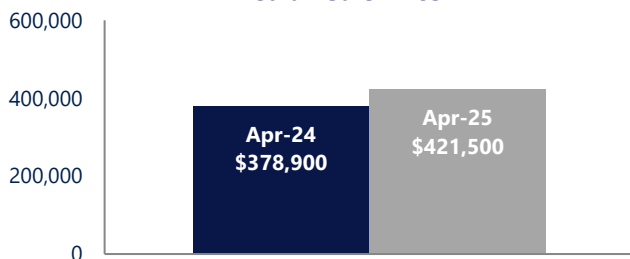
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 8%. The total number of active inventory this April was 115 compared to 106 in April 2024. This month's total of 115 is higher than the previous month's total supply of available inventory of 107, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North East, Rising Sun, and Perryville Homes was \$378,900. This April, the median sale price was \$421,500, an increase of 11% or \$42,600 compared to last year. The current median sold price is 18% 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.

North East, Rising Sun, and Perryville are defined as properties listed in zip code/s 21901, 21911, 21903, 21918, 21904, 21917 and 21914.

*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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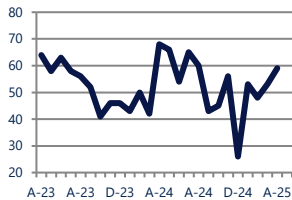
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New Listings

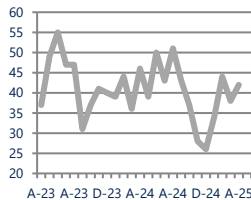
59



Down -13%
Vs. Year Ago

Current Contracts

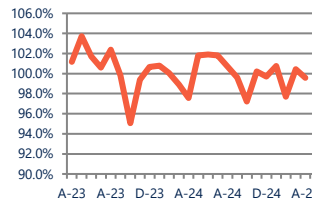
42



Down -9%
Vs. Year Ago

Sold Vs. List Price

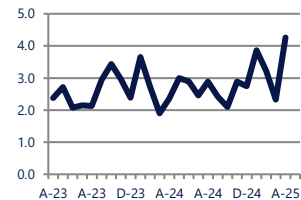
99.6%



Up 2%
Vs. Year Ago

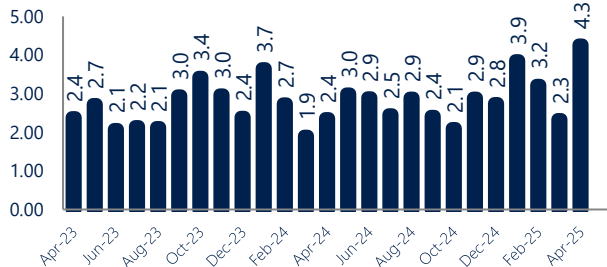
Months of Supply

4.3



Up 81%
Vs. Year Ago

Months Of Supply



Months of Supply

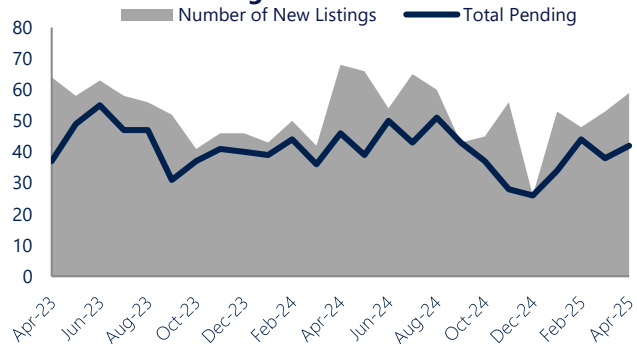
In April, there was 4.3 months of supply available in North East, Rising Sun, and Perryville, compared to 2.4 in April 2024. That is an increase of 81% versus a year ago.

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.

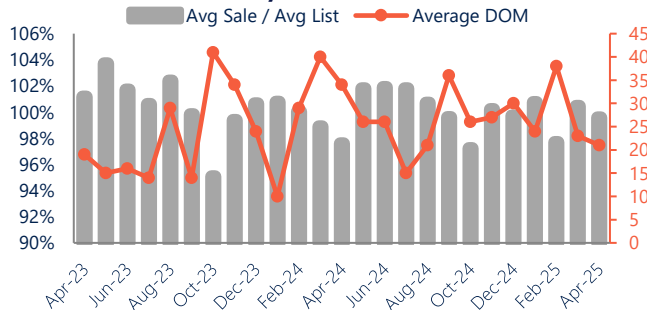
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in North East, Rising Sun, and Perryville compared to 68 in April 2024, a decrease of 13%. There were 42 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 9% 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 North East, Rising Sun, and Perryville was 99.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 34, a decrease of 38%.

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