

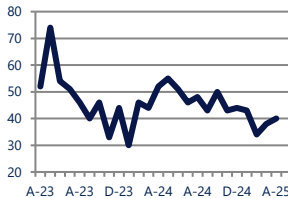
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OWINGS MILLS HOUSING MARKET**

APRIL 2025

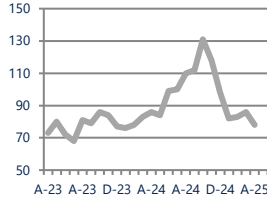
Zip Code(s): 21117

Units Sold
40



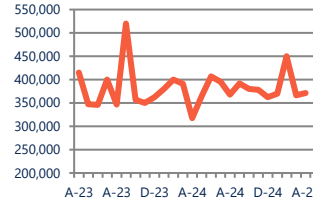
Down -23%
Vs. Year Ago

Active Inventory
78



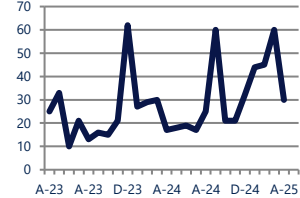
Down -9%
Vs. Year Ago

Median Sale Price
\$371,000



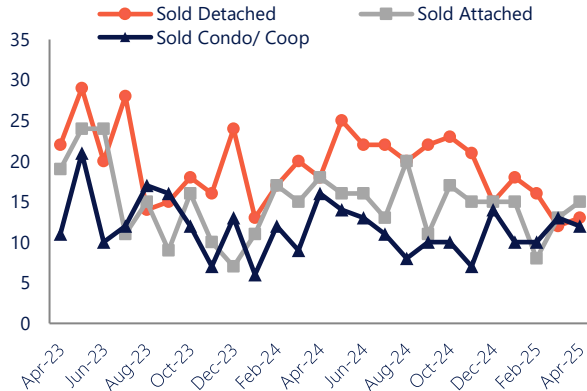
Up 17%
Vs. Year Ago

Days On Market
30



Up 76%
Vs. Year Ago

Units Sold*



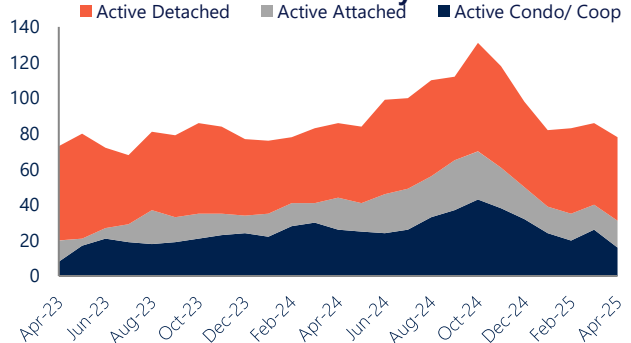
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Owings Mills versus 38 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 23% versus April 2024.

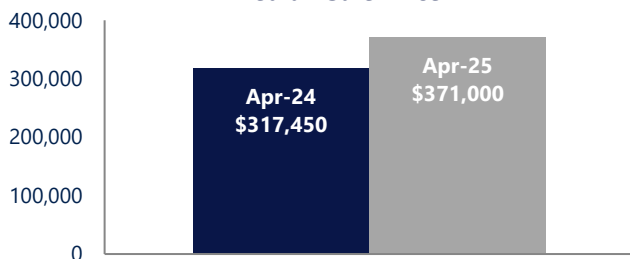
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 9%. The total number of active inventory this April was 78 compared to 86 in April 2024. This month's total of 78 is lower than the previous month's total supply of available inventory of 86, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Owings Mills Homes was \$317,450. This April, the median sale price was \$371,000, an increase of 17% or \$53,550 compared to last year. The current median sold price is 1% 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.

Owings Mills are defined as properties listed in zip code/s 21117.

*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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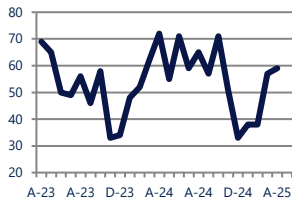
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APRIL 2025

Zip Code(s): 21117

New Listings

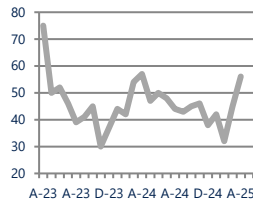
59



Down -18%
Vs. Year Ago

Current Contracts

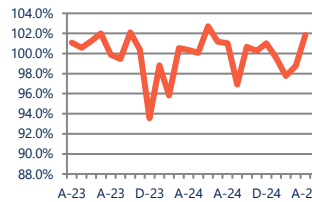
56



Down -2%
Vs. Year Ago

Sold Vs. List Price

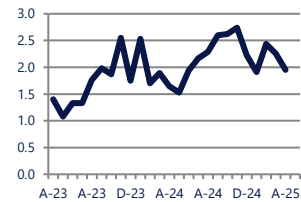
101.9%



Up 1.5%
Vs. Year Ago

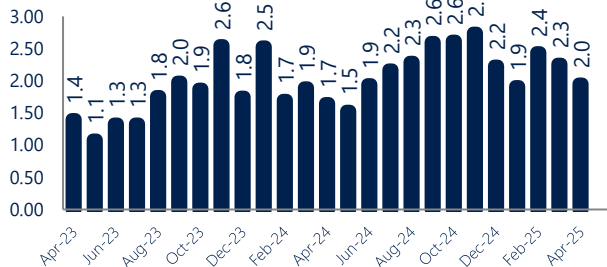
Months of Supply

2.0



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

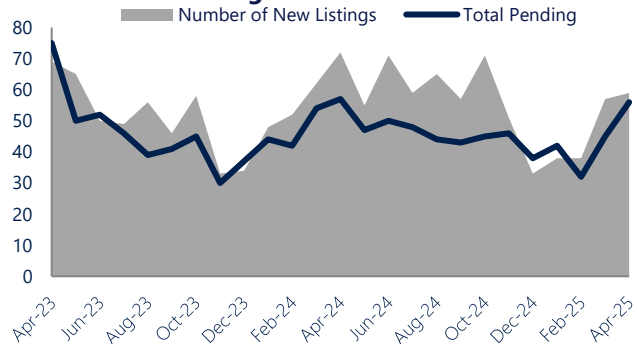
In April, there was 2.0 months of supply available in Owings Mills, compared to 1.7 in April 2024. That is an increase of 18% versus a year ago.

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.

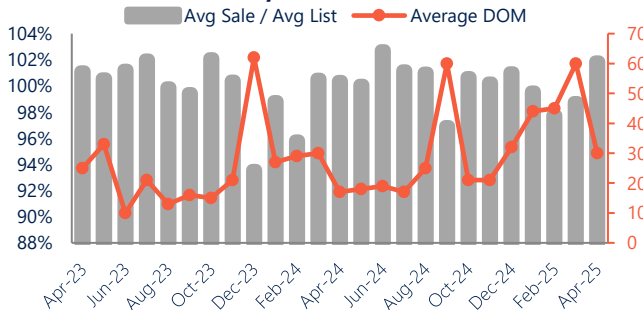
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Owings Mills compared to 72 in April 2024, a decrease of 18%. There were 56 current contracts pending sale this April compared to 57 a year ago. The number of current contracts is 2% 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 Owings Mills was 101.9% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 17, an increase of 76%.

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