

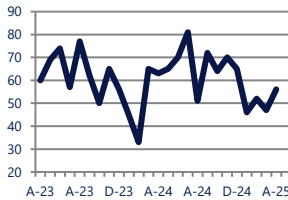
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PARKVILLE HOUSING MARKET**

APRIL 2025

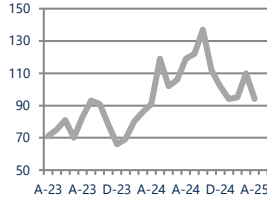
Zip Code(s): 21234

Units Sold
56



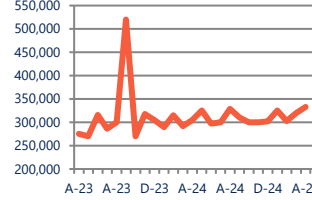
Down -11%
Vs. Year Ago

Active Inventory
94



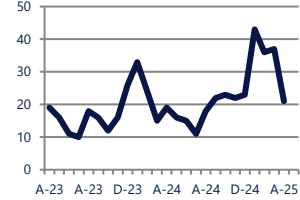
Up 3%
Vs. Year Ago

Median Sale Price
\$333,000



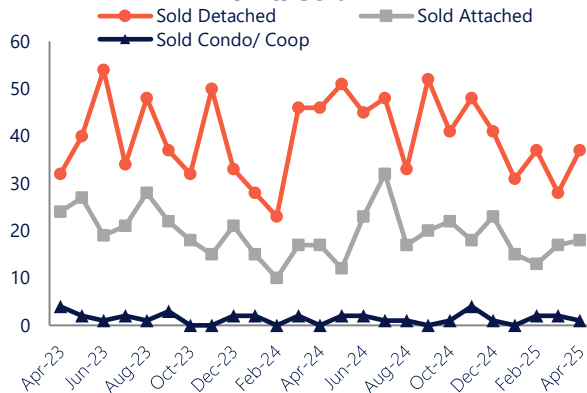
Up 9%
Vs. Year Ago

Days On Market
21



Up 11%
Vs. Year Ago

Units Sold*



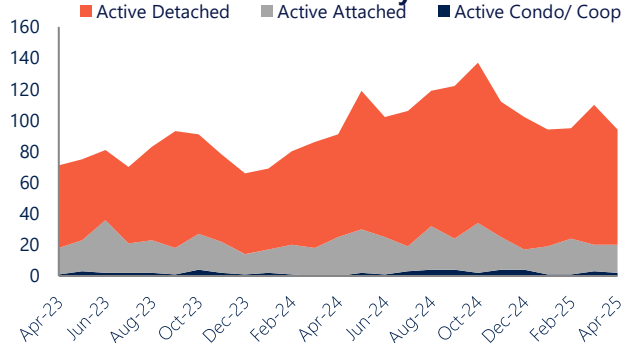
Units Sold

There was an increase in total units sold in April, with 56 sold this month in Parkville versus 47 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

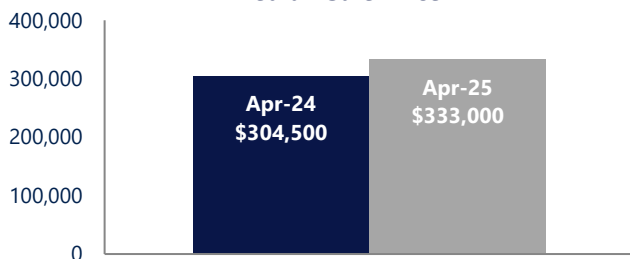
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 3%. The total number of active inventory this April was 94 compared to 91 in April 2024. This month's total of 94 is lower than the previous month's total supply of available inventory of 110, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Parkville Homes was \$304,500. This April, the median sale price was \$333,000, an increase of 9% or \$28,500 compared to last year. The current median sold price is 4% 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.

Parkville are defined as properties listed in zip code/s 21234.

*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™

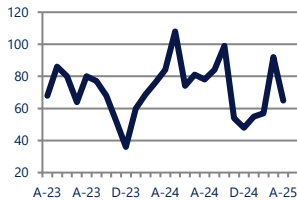
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APRIL 2025

Zip Code(s): 21234

New Listings

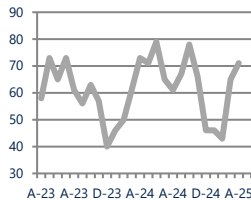
65



Down -23%
Vs. Year Ago

Current Contracts

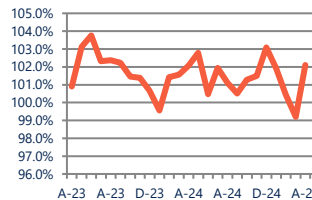
71



Down -3%
Vs. Year Ago

Sold Vs. List Price

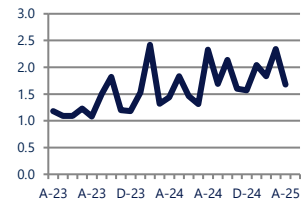
102.1%



No Change
Vs. Year Ago

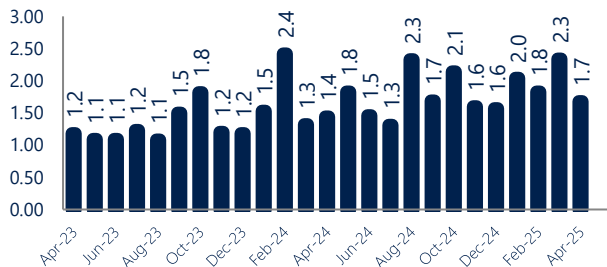
Months of Supply

1.7



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

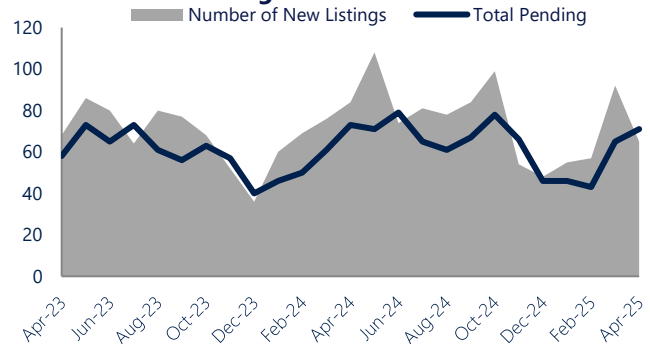
In April, there was 1.7 months of supply available in Parkville, compared to 1.4 in April 2024. That is an increase of 16% versus a year ago.

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.

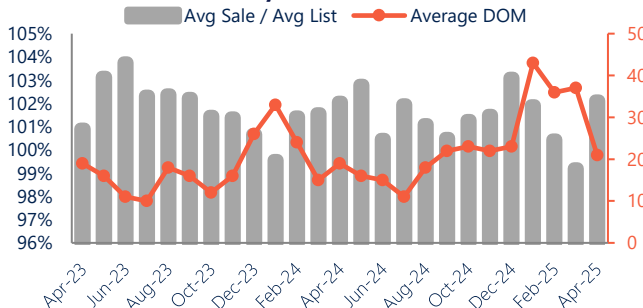
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Parkville compared to 84 in April 2024, a decrease of 23%. There were 71 current contracts pending sale this April compared to 73 a year ago. The number of current contracts is 3% 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 Parkville was 102.1% 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 21, higher than the average last year, which was 19, an increase of 11%.

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