

THE LONG & FOSTER MARKET MINUTE™

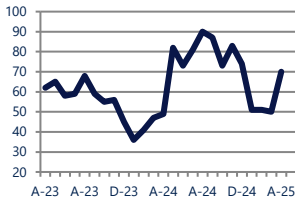
FOCUS ON: **PASADENA AND GIBSON ISLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 21122 and 21056

Units Sold

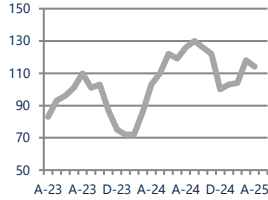
70



Up
Vs. Year Ago

Active Inventory

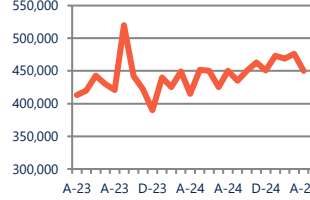
114



Up 11%
Vs. Year Ago

Median Sale Price

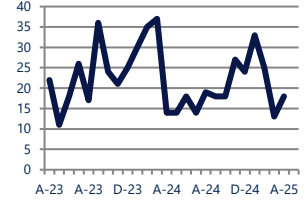
\$450,000



Up 8%
Vs. Year Ago

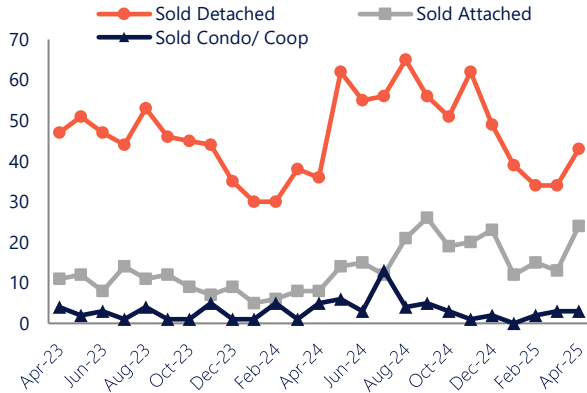
Days On Market

18



Up 29%
Vs. Year Ago

Units Sold*



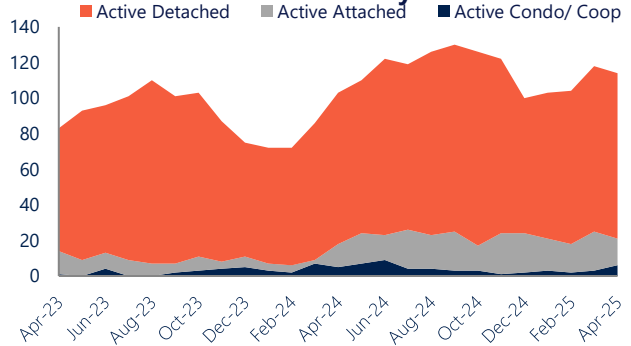
Units Sold

There was an increase in total units sold in April, with 70 sold this month in Pasadena and Gibson Island. This month's total units sold was higher than at this time last year.

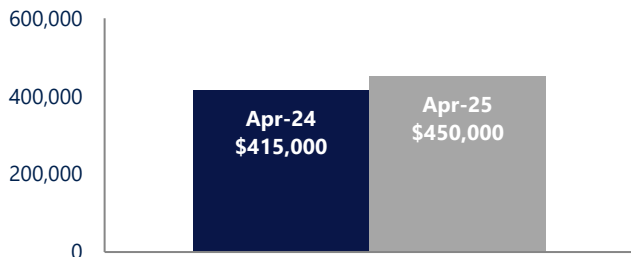
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 11%. The total number of active inventory this April was 114 compared to 103 in April 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 118, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Pasadena and Gibson Island Homes was \$415,000. This April, the median sale price was \$450,000, an increase of 8% or \$35,000 compared to last year. The current median sold price is 5% lower 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.

Pasadena and Gibson Island are defined as properties listed in zip code/s 21122 and 21056.

*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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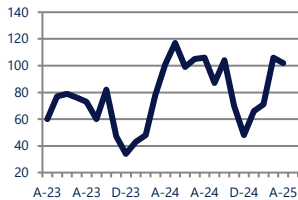
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APRIL 2025

Zip Code(s): 21122 and 21056

New Listings

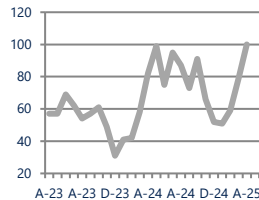
102



Up 1%
Vs. Year Ago

Current Contracts

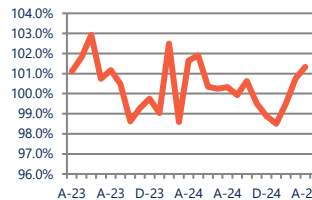
100



Up 22%
Vs. Year Ago

Sold Vs. List Price

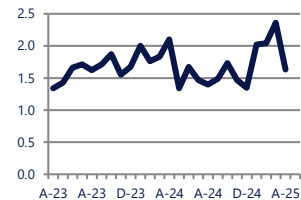
101.3%



No Change
Vs. Year Ago

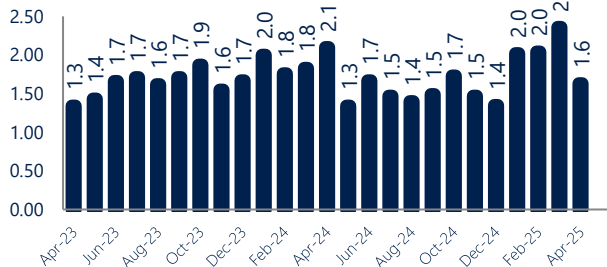
Months of Supply

1.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

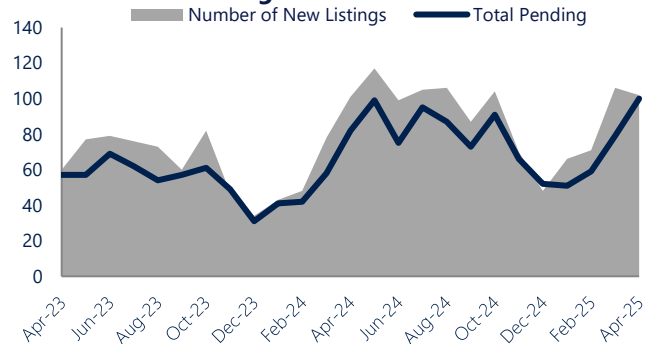
In April, there was 1.6 months of supply available in Pasadena and Gibson Island, compared to 2.1 in April 2024. That is a decrease of 23% versus a year ago.

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.

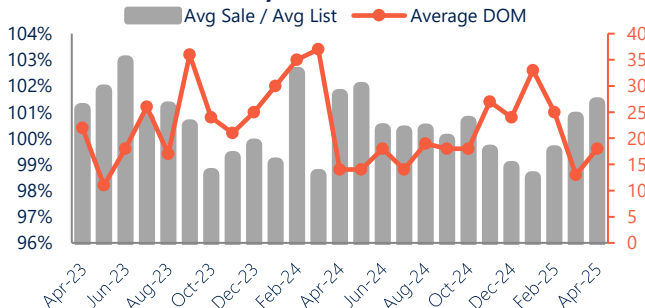
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Pasadena and Gibson Island compared to 101 in April 2024, an increase of 1%. There were 100 current contracts pending sale this April compared to 82 a year ago. The number of current contracts is 22% 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 Pasadena and Gibson Island was 101.3% 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 18, higher than the average last year, which was 14, an increase of 29%.

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