

THE LONG & FOSTER MARKET MINUTE™

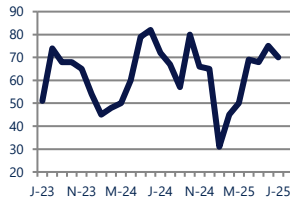
FOCUS ON: **PERRY HALL, NOTTINGHAM, AND NORTHEASTERN BALTIMORE COUNTY HOUSING MARKET**

JULY 2025

Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

Units Sold

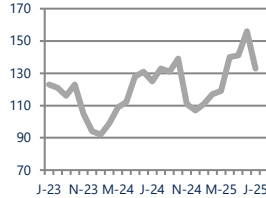
70



Down -3%
Vs. Year Ago

Active Inventory

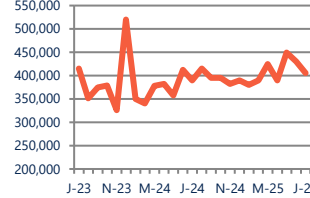
133



Up 6%
Vs. Year Ago

Median Sale Price

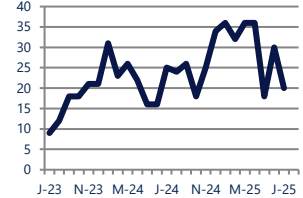
\$405,500



Up 4%
Vs. Year Ago

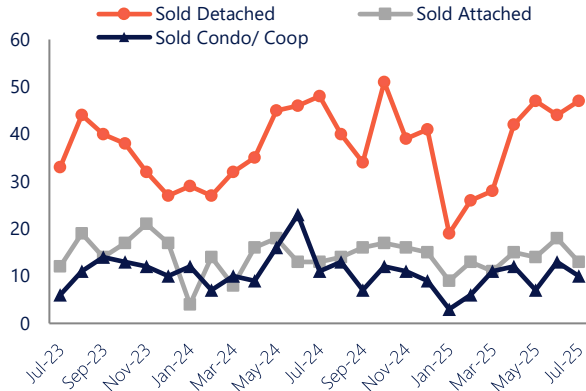
Days On Market

20



Down -20%
Vs. Year Ago

Units Sold*



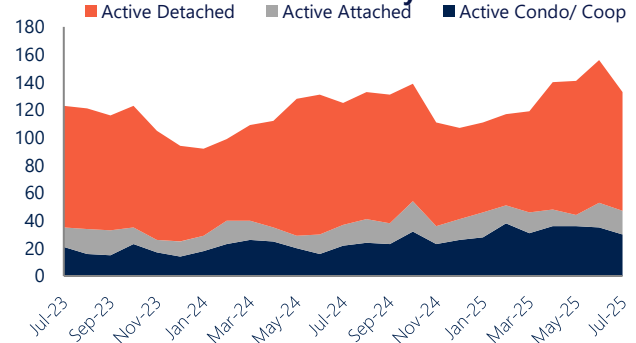
Units Sold

There was a decrease in total units sold in July, with 70 sold this month in Perry Hall, Nottingham, and Northeastern Baltimore County versus 75 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 6%. The total number of active inventory this July was 133 compared to 125 in July 2024. This month's total of 133 is lower than the previous month's total supply of available inventory of 156, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Perry Hall, Nottingham, and Northeastern Baltimore County Homes was \$390,000. This July, the median sale price was \$405,500, an increase of 4% or \$15,500 compared to last year. The current median sold price is 6% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Perry Hall, Nottingham, and Northeastern Baltimore County are defined as properties listed in zip code/s 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236.

*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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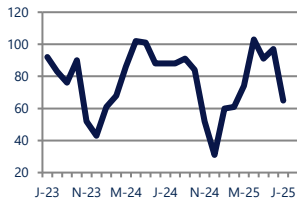
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JULY 2025

Zip Code(s): 21128, 21162, 21087, 21082, 21013, 21057, 21156, 21051 and 21236

New Listings

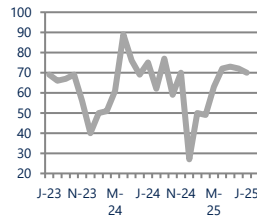
65



Down -26%
Vs. Year Ago

Current Contracts

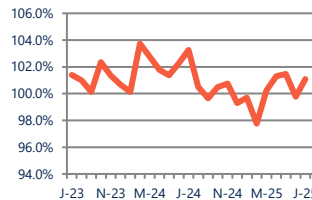
70



Down -7%
Vs. Year Ago

Sold Vs. List Price

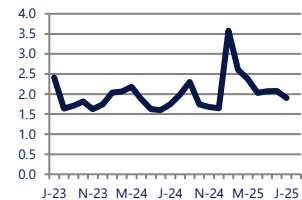
101.1%



Down -2.1%
Vs. Year Ago

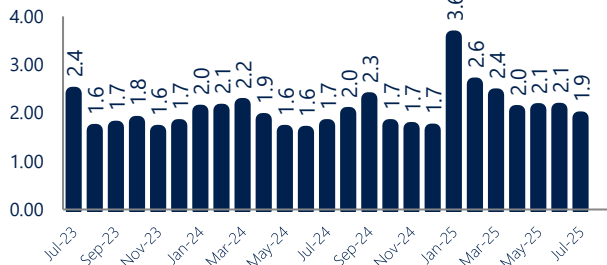
Months of Supply

1.9



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

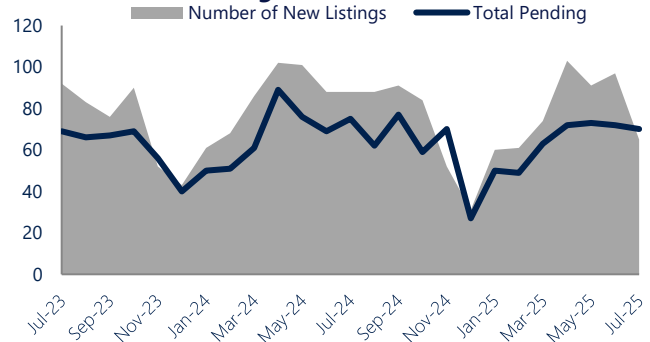
In July, there was 1.9 months of supply available in Perry Hall, Nottingham, and Northeastern Baltimore County, compared to 1.7 in July 2024. That is an increase of 9% versus a year ago.

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.

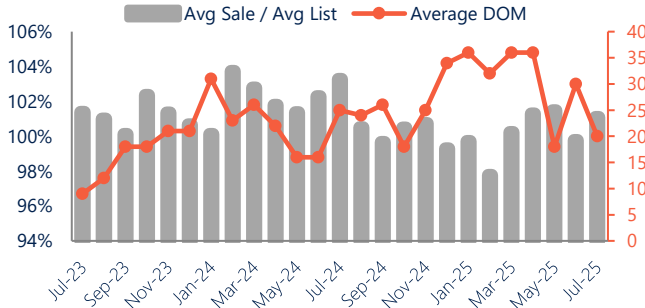
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Perry Hall, Nottingham, and Northeastern Baltimore County compared to 88 in July 2024, a decrease of 26%. There were 70 current contracts pending sale this July compared to 75 a year ago. The number of current contracts is 7% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Perry Hall, Nottingham, and Northeastern Baltimore County was 101.1% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 25, a decrease of 20%.

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