

# THE LONG & FOSTER MARKET MINUTE™

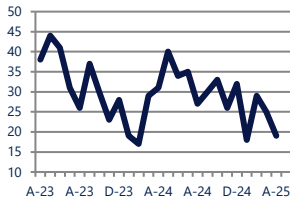
FOCUS ON: PHOENIX, SPARKS, AND NORTHERN BALTIMORE COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020

## Units Sold

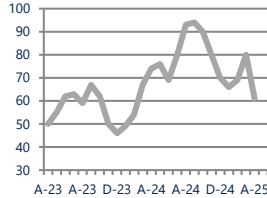
19



**Down**  
Vs. Year Ago

## Active Inventory

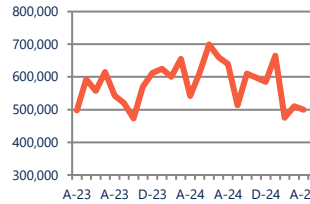
61



**Down -18%**  
Vs. Year Ago

## Median Sale Price

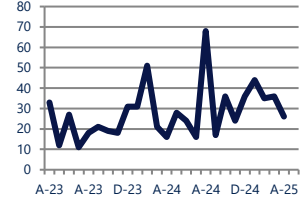
\$500,000



**Down -8%**  
Vs. Year Ago

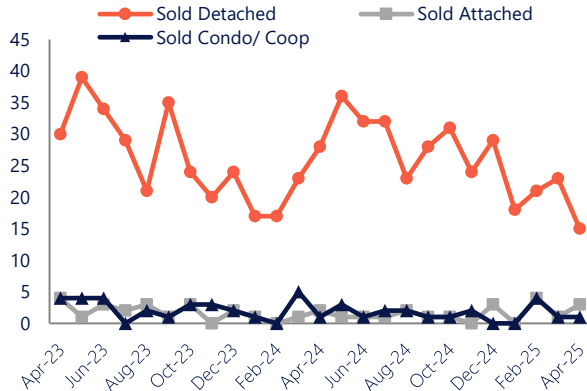
## Days On Market

26



**Up**  
Vs. Year Ago

## Units Sold\*



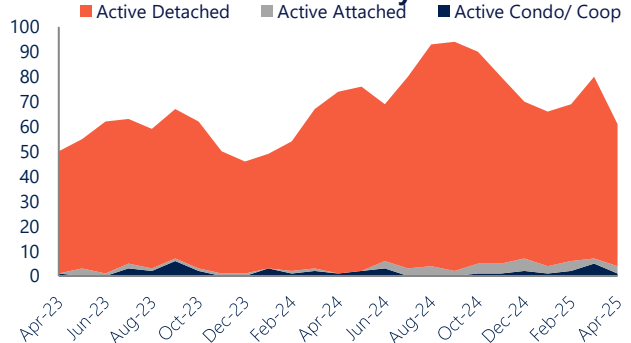
## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 19 sold this month in Phoenix, Sparks, and Northern Baltimore County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

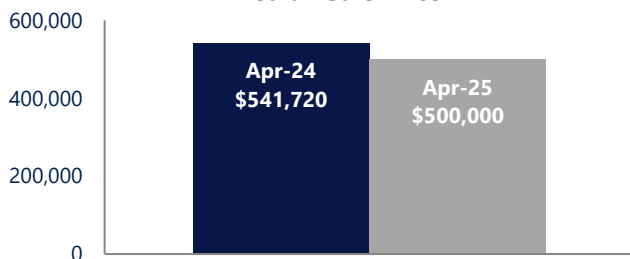
## Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 18%. The total number of active inventory this April was 61 compared to 74 in April 2024. This month's total of 61 is lower than the previous month's total supply of available inventory of 80, a decrease of 24%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Phoenix, Sparks, and Northern Baltimore County Homes was \$541,720. This April, the median sale price was \$500,000, a decrease of 8% or \$41,720 compared to last year. The current median sold price is 2% 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.

Phoenix, Sparks, and Northern Baltimore County are defined as properties listed in zip code/s 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020.

\*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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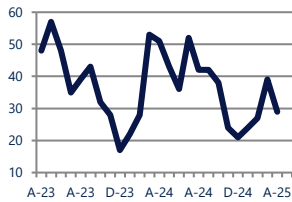
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## New Listings

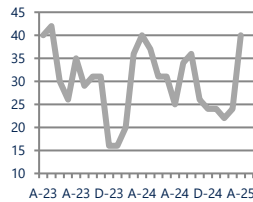
29



**Down -43%**  
Vs. Year Ago

## Current Contracts

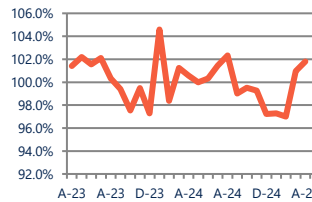
40



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

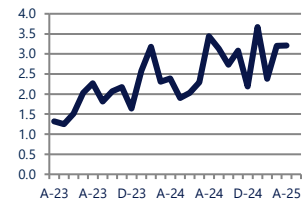
101.8%



**Up 1.2%**  
Vs. Year Ago

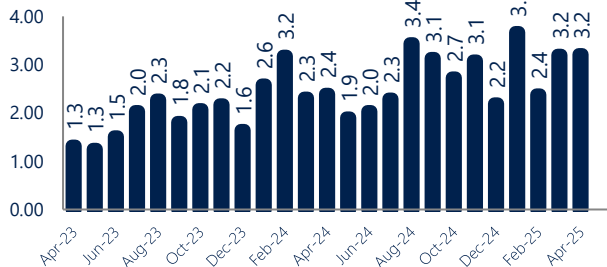
## Months of Supply

3.2



**Up 34%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

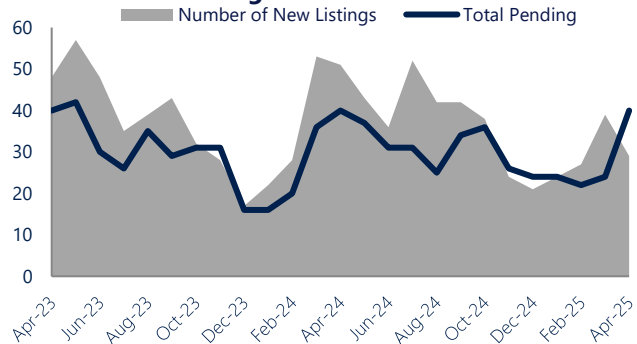
In April, there was 3.2 months of supply available in Phoenix, Sparks, and Northern Baltimore County, compared to 2.4 in April 2024. That is an increase of 34% versus a year ago.

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.

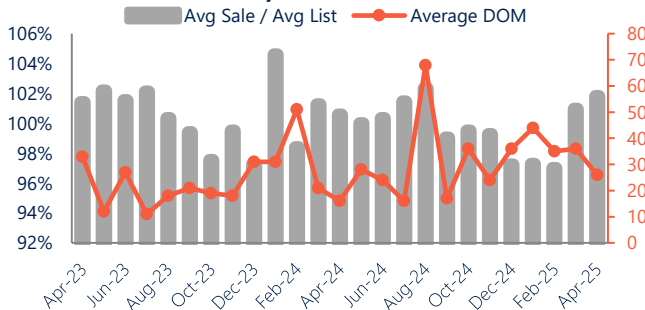
## New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Phoenix, Sparks, and Northern Baltimore County compared to 51 in April 2024, a decrease of 43%. There were 40 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 67% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Phoenix, Sparks, and Northern Baltimore County was 101.8% of the average list price, which is 1.3% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.

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