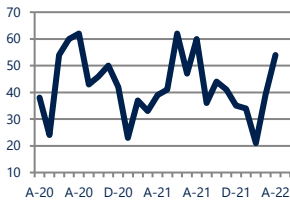




Zip Code(s): 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020

Units Sold

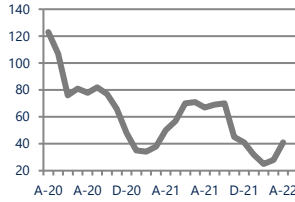
54



Up
Vs. Year Ago

Active Inventory

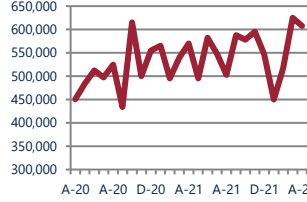
41



Down -18%
Vs. Year Ago

Median Sale Price

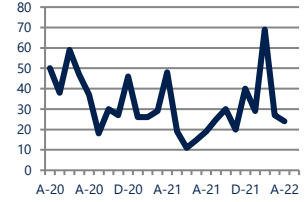
\$607,500



Up 7%
Vs. Year Ago

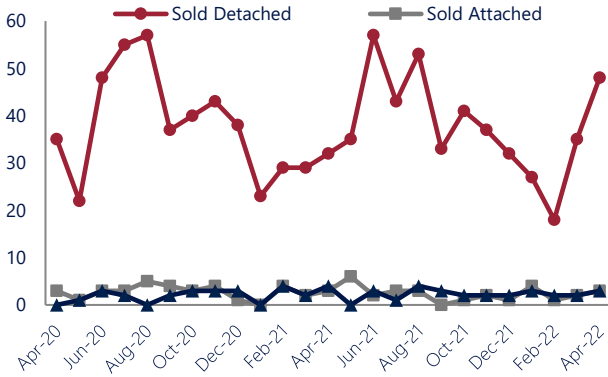
Days On Market

24



Down -50%
Vs. Year Ago

Units Sold*



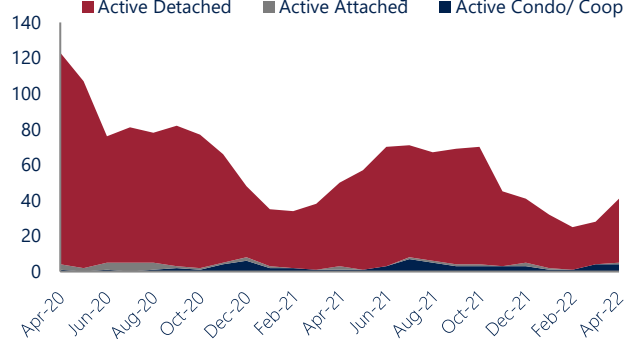
Units Sold

There was an increase in total units sold in April, with 54 sold this month in Phoenix, Sparks, and Northern Baltimore County. 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 lower by 9 units or 18%. The total number of active inventory this April was 41 compared to 50 in April 2021. This month's total of 41 is higher than the previous month's total supply of available inventory of 28, an increase of 46%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Phoenix, Sparks, and Northern Baltimore County Homes was \$570,000. This April, the median sale price was \$607,500, an increase of 7% or \$37,500 compared to last year. The current median sold price is 3% 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.

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*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.

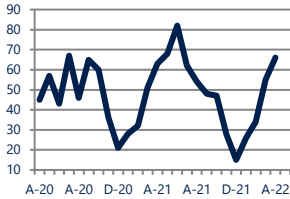




Zip Code(s): 21131, 21120, 21152, 21053, 21161, 21111, 21155, 21023 and 21020

New Listings

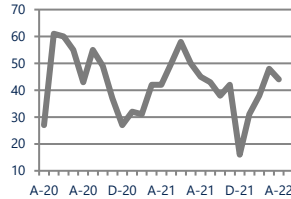
66



Up 5%
Vs. Year Ago

Current Contracts

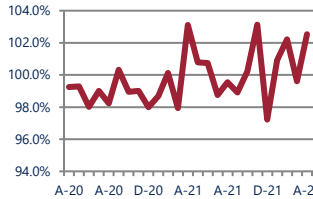
44



Up 5%
Vs. Year Ago

Sold Vs. List Price

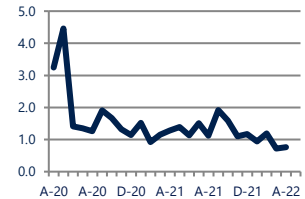
102.5%



Down -0.6%
Vs. Year Ago

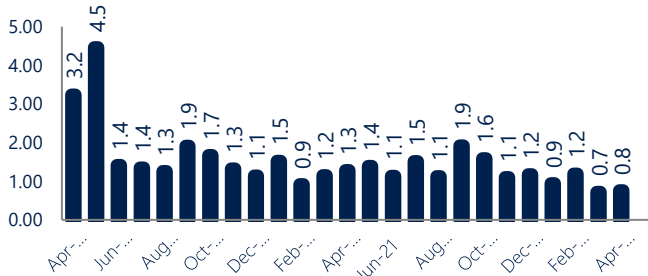
Months of Supply

0.8



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

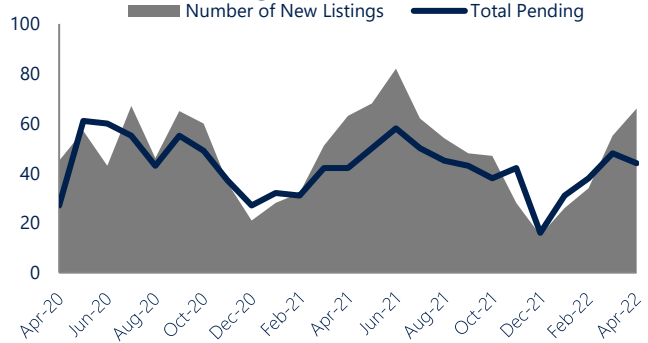
In April, there was 0.8 months of supply available in Phoenix, Sparks, and Northern Baltimore County, compared to 1.3 in April 2021. That is a decrease of 41% versus a year ago.

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.

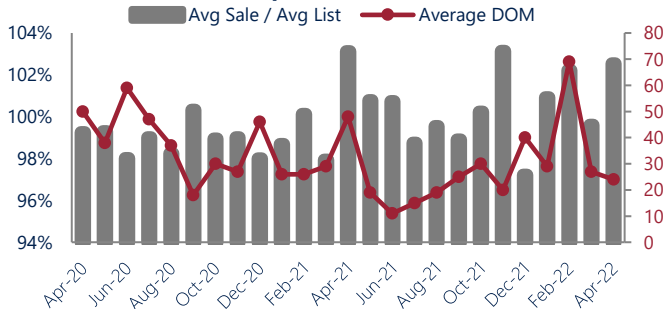
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Phoenix, Sparks, and Northern Baltimore County compared to 63 in April 2021, an increase of 5%. There were 44 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 5% 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 Phoenix, Sparks, and Northern Baltimore County was 102.5% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 48, a decrease of 50%.



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