

THE LONG & FOSTER MARKET MINUTE™

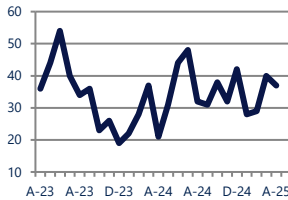
FOCUS ON: **PIKESVILLE AND STEVENSON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21208 and 21153

Units Sold

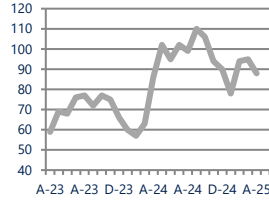
37



Up
Vs. Year Ago

Active Inventory

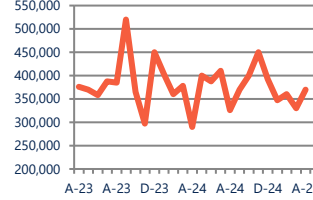
88



Up 2%
Vs. Year Ago

Median Sale Price

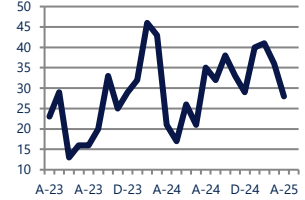
\$370,000



Up
Vs. Year Ago

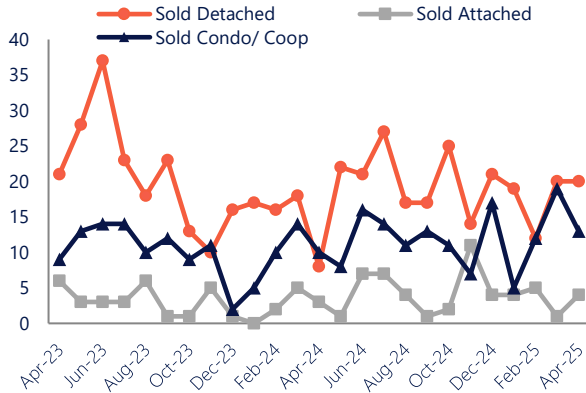
Days On Market

28



Up 33%
Vs. Year Ago

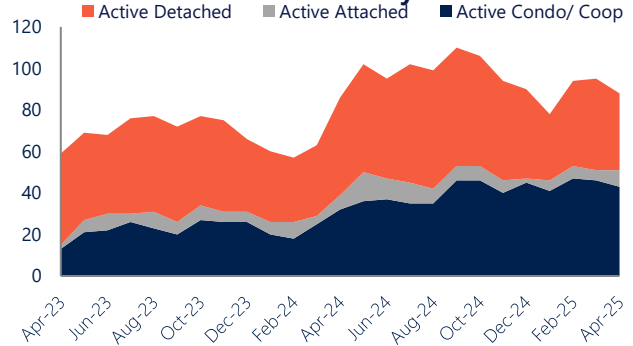
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 37 sold this month in Pikesville and Stevenson. This month's total units sold was higher than at this time last year, an increase from April 2024.

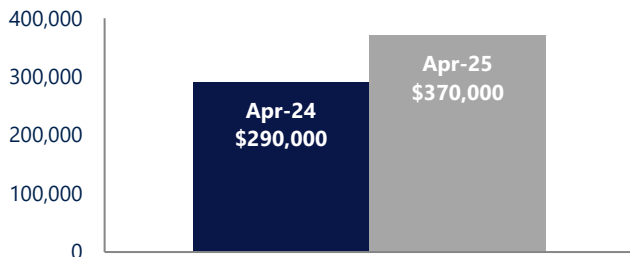
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 2%. The total number of active inventory this April was 88 compared to 86 in April 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 95, a decrease of 7%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Pikesville and Stevenson Homes was \$290,000. This April, the median sale price was \$370,000, an increase of \$80,000 compared to last year. The current median sold price is 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.

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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™

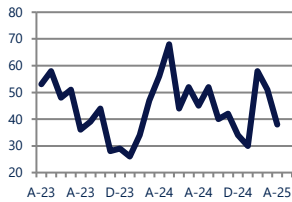
FOCUS ON: **PIKESVILLE AND STEVENSON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21208 and 21153

New Listings

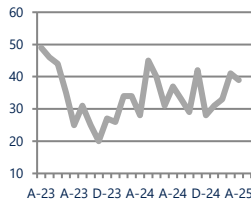
38



Down -32%
Vs. Year Ago

Current Contracts

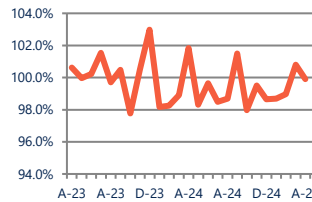
39



Up 39%
Vs. Year Ago

Sold Vs. List Price

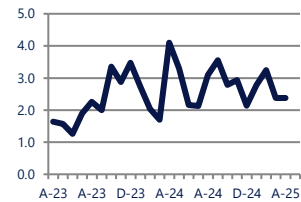
99.9%



Down -1.9%
Vs. Year Ago

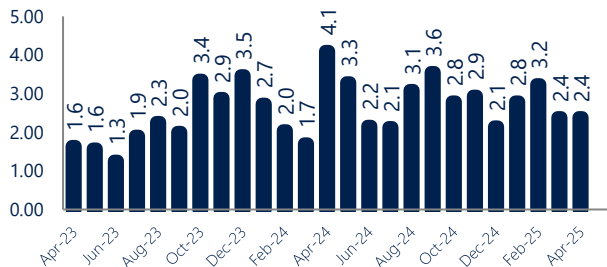
Months of Supply

2.4



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

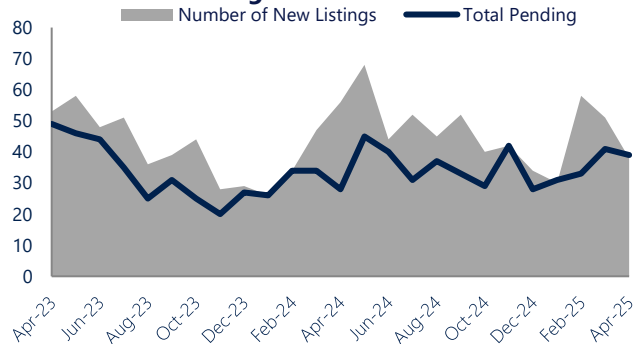
In April, there was 2.4 months of supply available in Pikesville and Stevenson, compared to 4.1 in April 2024. That is a decrease of 42% versus a year ago.

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.

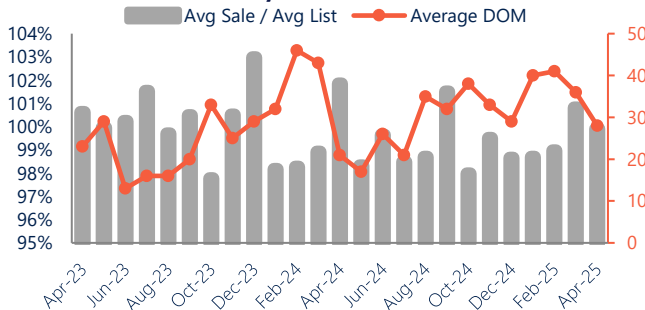
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Pikesville and Stevenson compared to 56 in April 2024, a decrease of 32%. There were 39 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 39% 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 Pikesville and Stevenson was 99.9% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 21, an increase of 33%.

Pikesville and Stevenson are defined as properties listed in zip code/s 21208 and 21153.

*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.