

THE LONG & FOSTER MARKET MINUTE™

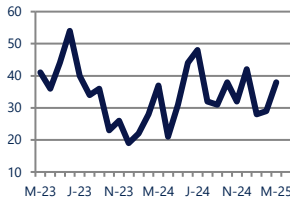
FOCUS ON: **PIKESVILLE AND STEVENSON HOUSING MARKET**

MARCH 2025

Zip Code(s): 21208 and 21153

Units Sold

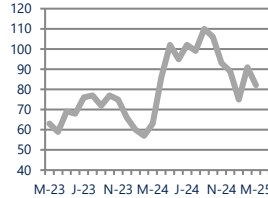
38



Up 3%
Vs. Year Ago

Active Inventory

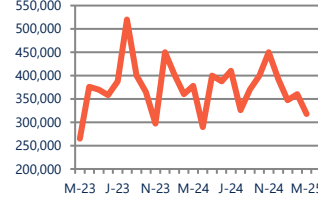
82



Up 30%
Vs. Year Ago

Median Sale Price

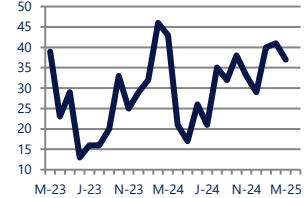
\$317,500



Down -16%
Vs. Year Ago

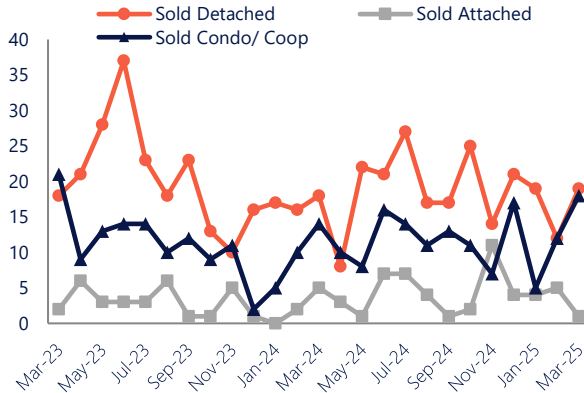
Days On Market

37



Down -14%
Vs. Year Ago

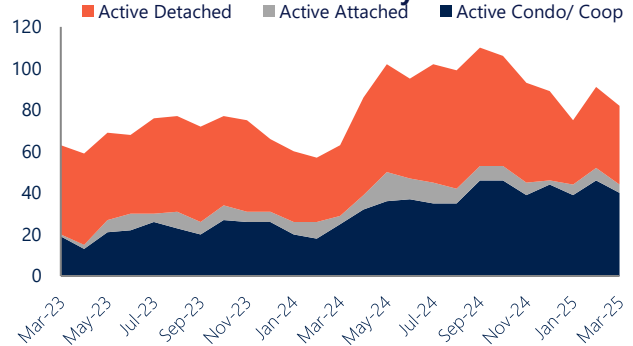
Units Sold*



Units Sold

There was an increase in total units sold in March, with 38 sold this month in Pikesville and Stevenson versus 29 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 3% versus March 2024.

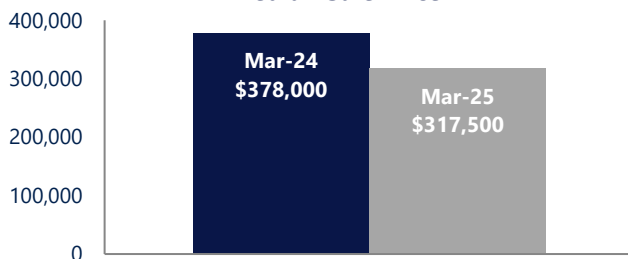
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 30%. The total number of active inventory this March was 82 compared to 63 in March 2024. This month's total of 82 is lower than the previous month's total supply of available inventory of 91, a decrease of 10%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Pikesville and Stevenson Homes was \$378,000. This March, the median sale price was \$317,500, a decrease of 16% or \$60,500 compared to last year. The current median sold price is 12% lower than in February.

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.

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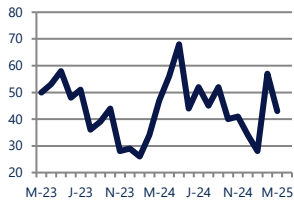
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MARCH 2025

Zip Code(s): 21208 and 21153

New Listings

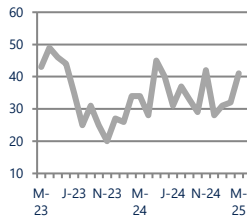
43



Down -9%
Vs. Year Ago

Current Contracts

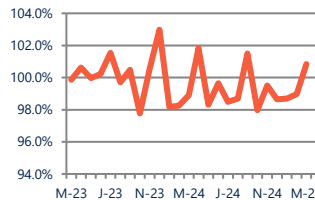
41



Up 21%
Vs. Year Ago

Sold Vs. List Price

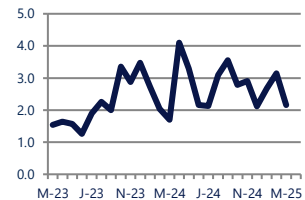
100.9%



Up 2%
Vs. Year Ago

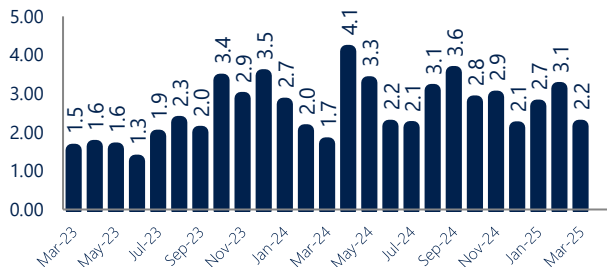
Months of Supply

2.2



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

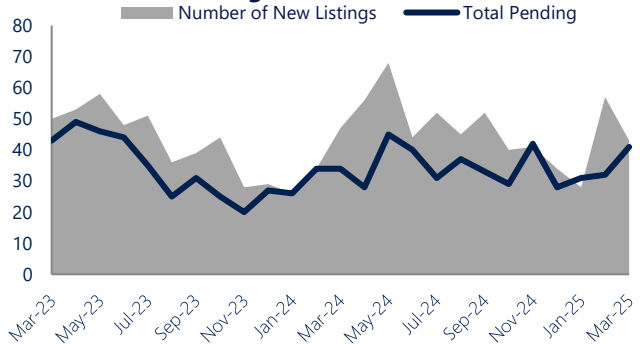
In March, there was 2.2 months of supply available in Pikeville and Stevenson, compared to 1.7 in March 2024. That is an increase of 27% versus a year ago.

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.

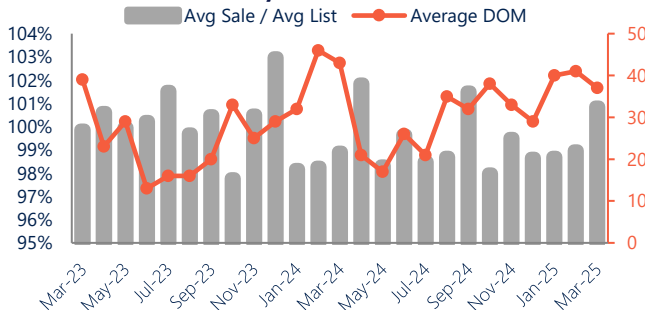
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Pikeville and Stevenson compared to 47 in March 2024, a decrease of 9%. There were 41 current contracts pending sale this March compared to 34 a year ago. The number of current contracts is 21% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Pikeville and Stevenson was 100.9% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 43, a decrease of 14%.

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