

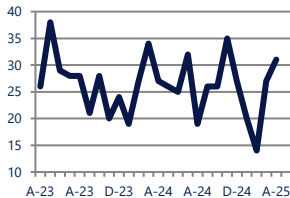
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROSEDALE HOUSING MARKET**

APRIL 2025

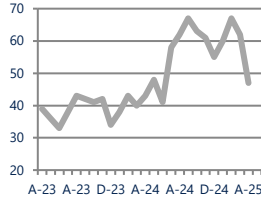
Zip Code(s): 21237

**Units Sold**  
31



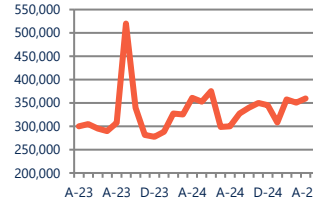
**Up 15%**  
Vs. Year Ago

**Active Inventory**  
47



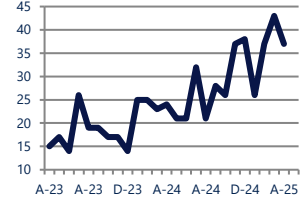
**Up 9%**  
Vs. Year Ago

**Median Sale Price**  
\$359,900

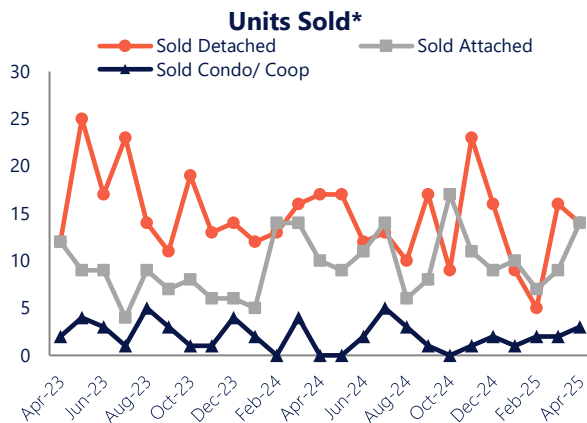


**No Change**  
Vs. Year Ago

**Days On Market**  
37



**Up**  
Vs. Year Ago

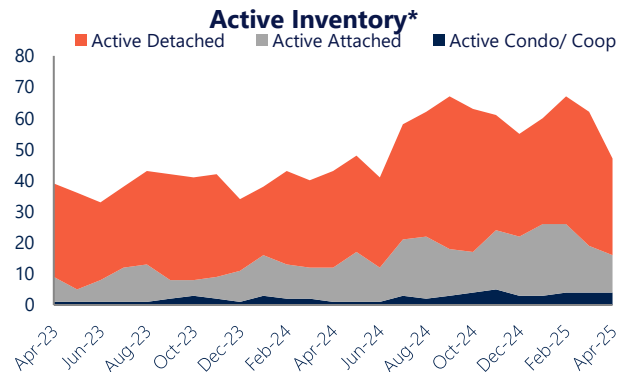


## Units Sold

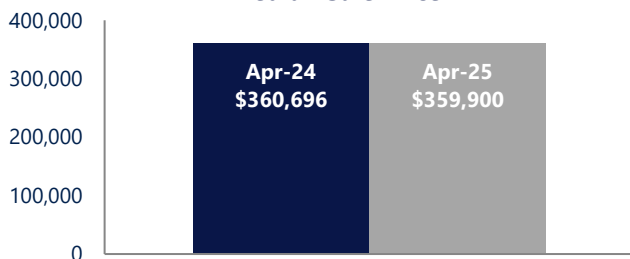
There was an increase in total units sold in April, with 31 sold this month in Rosedale versus 27 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 9%. The total number of active inventory this April was 47 compared to 43 in April 2024. This month's total of 47 is lower than the previous month's total supply of available inventory of 62, a decrease of 24%.



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Rosedale Homes was \$360,696. This April, the median sale price was \$359,900, which is similar compared to a year ago. 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.

Rosedale are defined as properties listed in zip code/s 21237.

\*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™

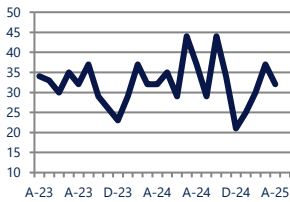
FOCUS ON: **ROSEDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21237

## New Listings

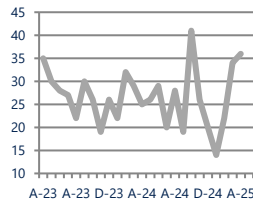
32



**No Change**  
Vs. Year Ago

## Current Contracts

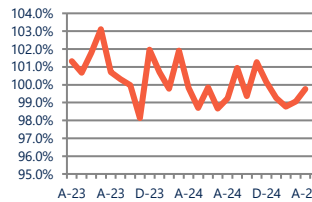
36



**Up 44%**  
Vs. Year Ago

## Sold Vs. List Price

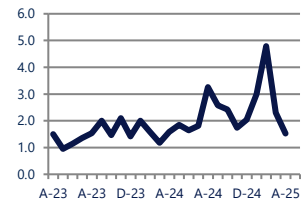
99.8%



**No Change**  
Vs. Year Ago

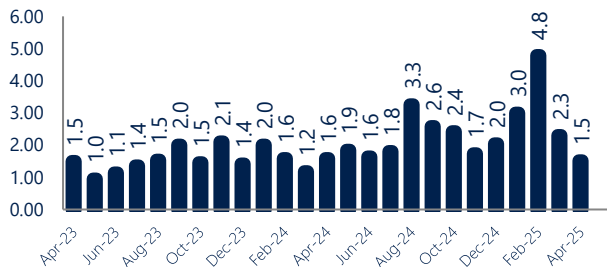
## Months of Supply

1.5



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

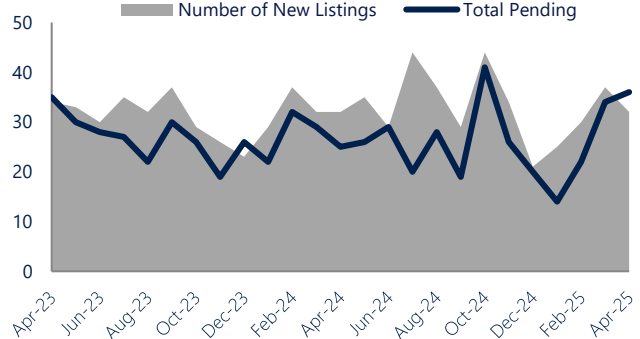
In April, there was 1.5 months of supply available in Rosedale. The amount of supply is similar compared to a year ago.

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.

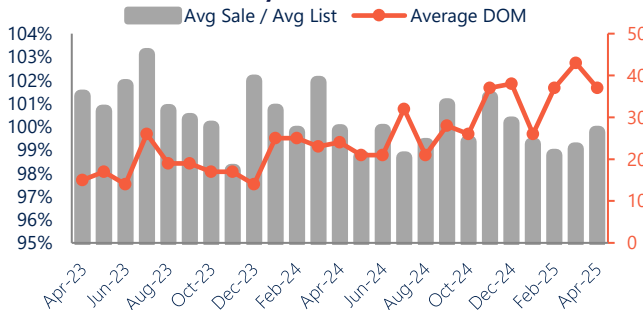
## New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Rosedale, which is similar to the amount in April 2024. There were 36 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 44% 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 Rosedale was 99.8% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 24. This increase was impacted by the limited number of sales.

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