

THE LONG & FOSTER MARKET MINUTE™

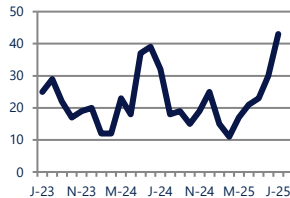
FOCUS ON: **SEVERNA PARK HOUSING MARKET**

JULY 2025

Zip Code(s): 21146

Units Sold

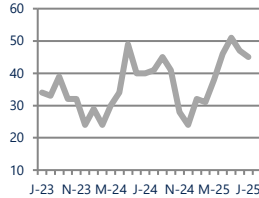
43



Up 34%
Vs. Year Ago

Active Inventory

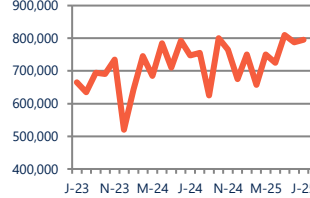
45



Up 13%
Vs. Year Ago

Median Sale Price

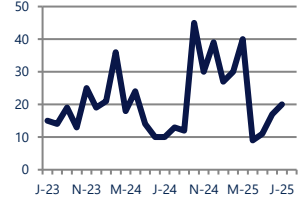
\$795,000



Up 6%
Vs. Year Ago

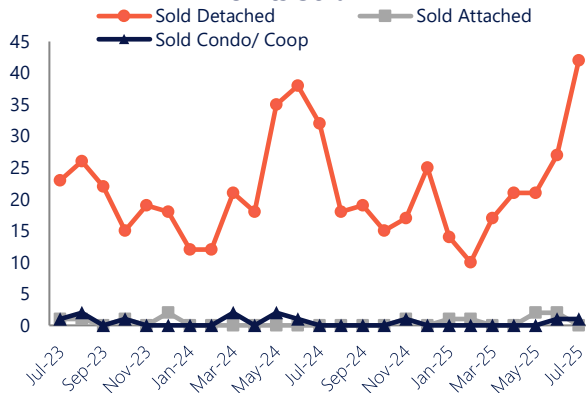
Days On Market

20



Up 100%
Vs. Year Ago

Units Sold*



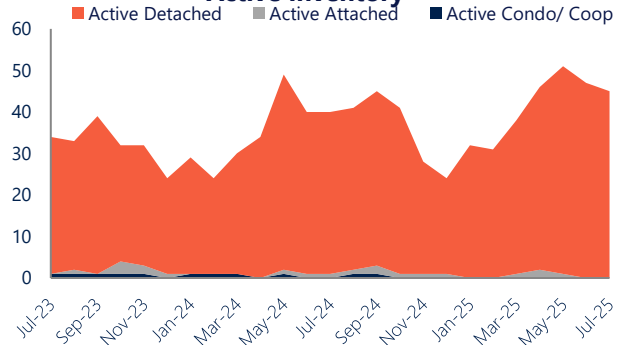
Units Sold

There was an increase in total units sold in July, with 43 sold this month in Severna Park. This month's total units sold was higher than at this time last year.

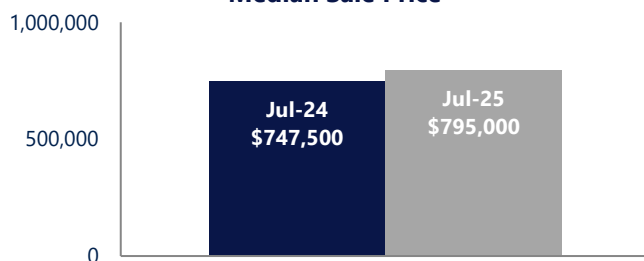
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 13%. The total number of active inventory this July was 45 compared to 40 in July 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 47, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Severna Park Homes was \$747,500. This July, the median sale price was \$795,000, an increase of 6% or \$47,500 compared to last year. The current median sold price is 1% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Severna Park are defined as properties listed in zip code/s 21146.

*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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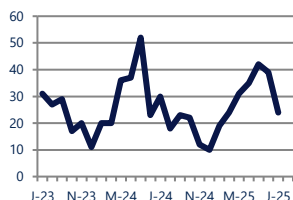
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JULY 2025

Zip Code(s): 21146

New Listings

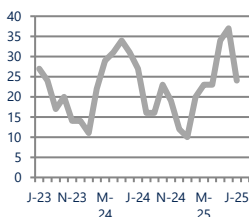
24



Down -20%
Vs. Year Ago

Current Contracts

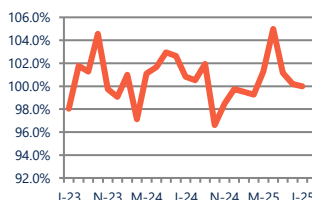
24



Down -11%
Vs. Year Ago

Sold Vs. List Price

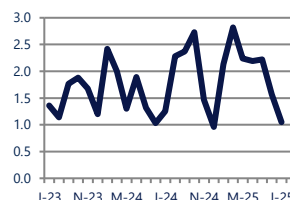
100.0%



Down -0.8%
Vs. Year Ago

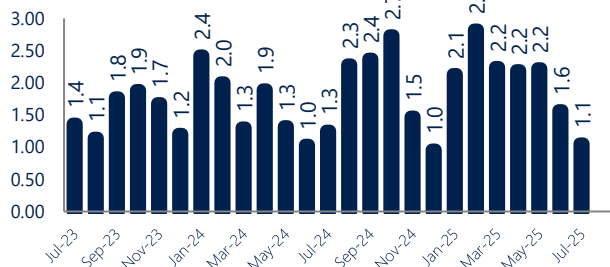
Months of Supply

1.1



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

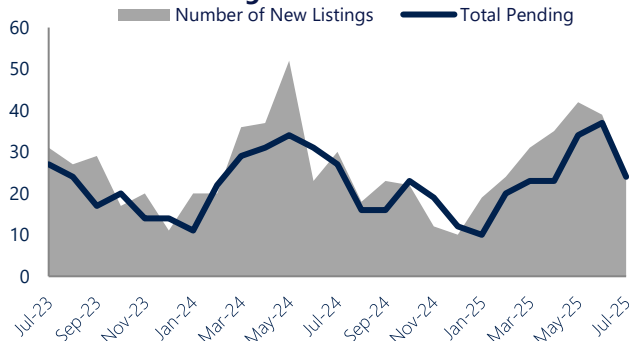
In July, there was 1.0 months of supply available in Severna Park, compared to 1.3 in July 2024. That is a decrease of 16% versus a year ago.

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.

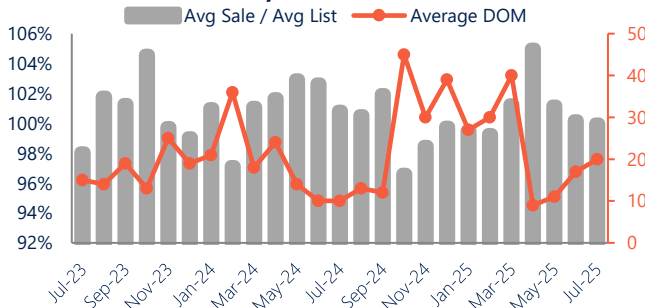
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Severna Park compared to 30 in July 2024, a decrease of 20%. There were 24 current contracts pending sale this July compared to 27 a year ago. The number of current contracts is 11% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Severna Park was 100.0% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 10, an increase of 100%.

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