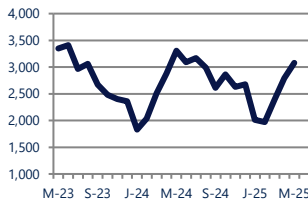


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BALTIMORE METRO HOUSING MARKET**

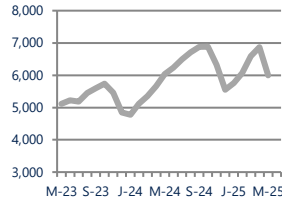
MAY 2025

Units Sold 3,076



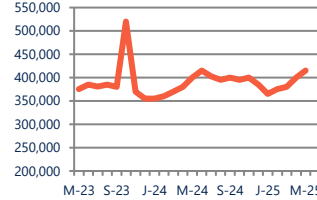
Down -7%
Vs. Year Ago

Active Inventory 5,993



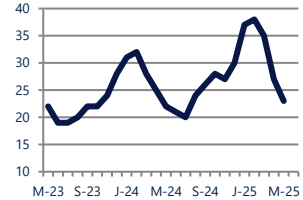
Down -1%
Vs. Year Ago

Median Sale Price \$415,000



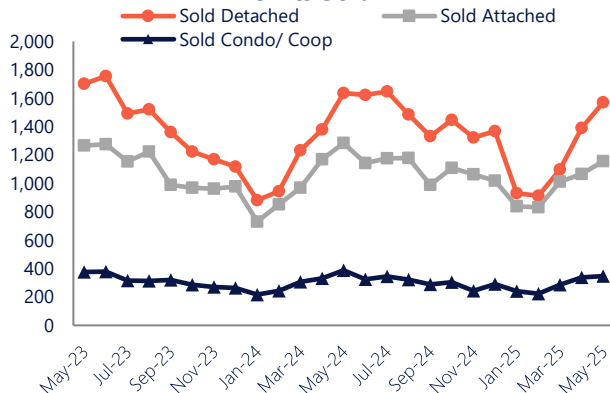
Up 4%
Vs. Year Ago

Days On Market 23



Up 5%
Vs. Year Ago

Units Sold*



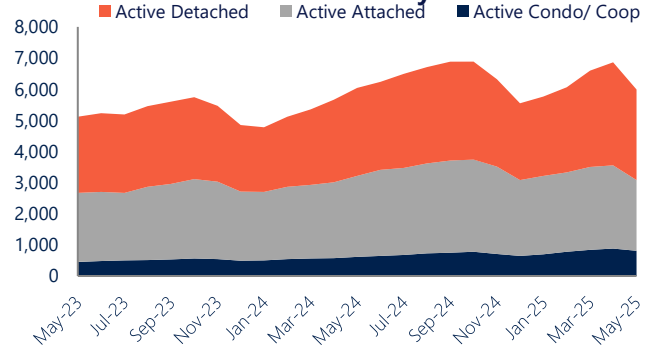
Units Sold

There was an increase in total units sold in May, with 3,076 sold this month in Baltimore Metro versus 2,794 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 1%. The total number of active inventory this May was 5,993 compared to 6,035 in May 2024. This month's total of 5,993 is lower than the previous month's total supply of available inventory of 6,866, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Baltimore Metro Homes was \$400,000. This May, the median sale price was \$415,000, an increase of 4% or \$15,000 compared to last year. The current median sold price is 4% higher than in April.

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

*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

*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.

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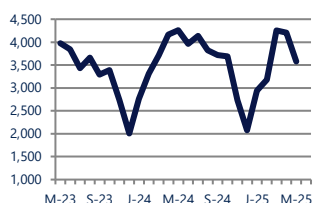
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BALTIMORE METRO HOUSING MARKET**

MAY 2025

New Listings

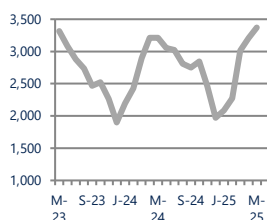
3,577



Down -16%
Vs. Year Ago

Current Contracts

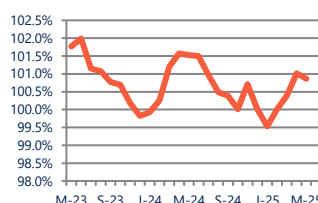
3,371



Up 5%
Vs. Year Ago

Sold Vs. List Price

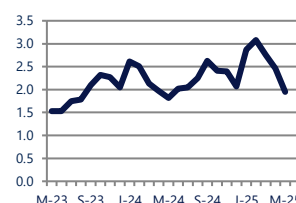
100.9%



Down -0.7%
Vs. Year Ago

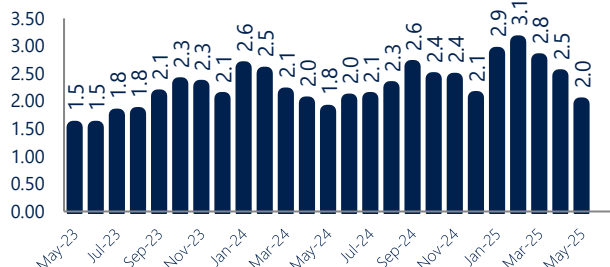
Months of Supply

2.0



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

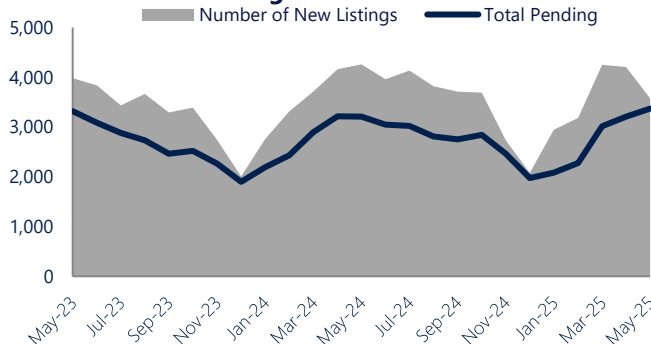
In May, there was 1.9 months of supply available in Baltimore Metro, compared to 1.8 in May 2024. That is an increase of 7% versus a year ago.

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.

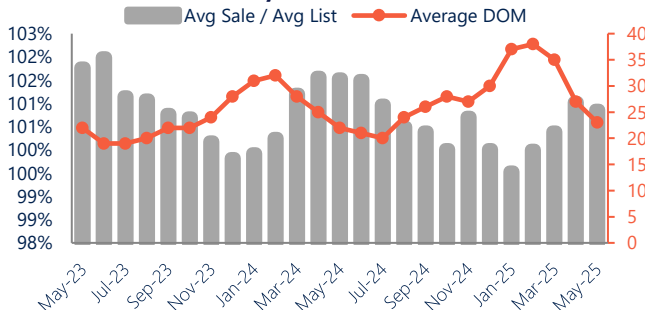
New Listings & Current Contracts

This month there were 3,577 homes newly listed for sale in Baltimore Metro compared to 4,260 in May 2024, a decrease of 16%. There were 3,371 current contracts pending sale this May compared to 3,211 a year ago. The number of current contracts is 5% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Baltimore Metro was 100.9% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 22, an increase of 5%.

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