

# LuxInsight

LUXURY HOUSING MARKET REPORT

Baltimore Metropolitan Area

**APRIL 2025**

Luxury Summary



**LONG & FOSTER**  
REAL ESTATE

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Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

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## BALTIMORE METROPOLITAN AREA - APRIL 2025

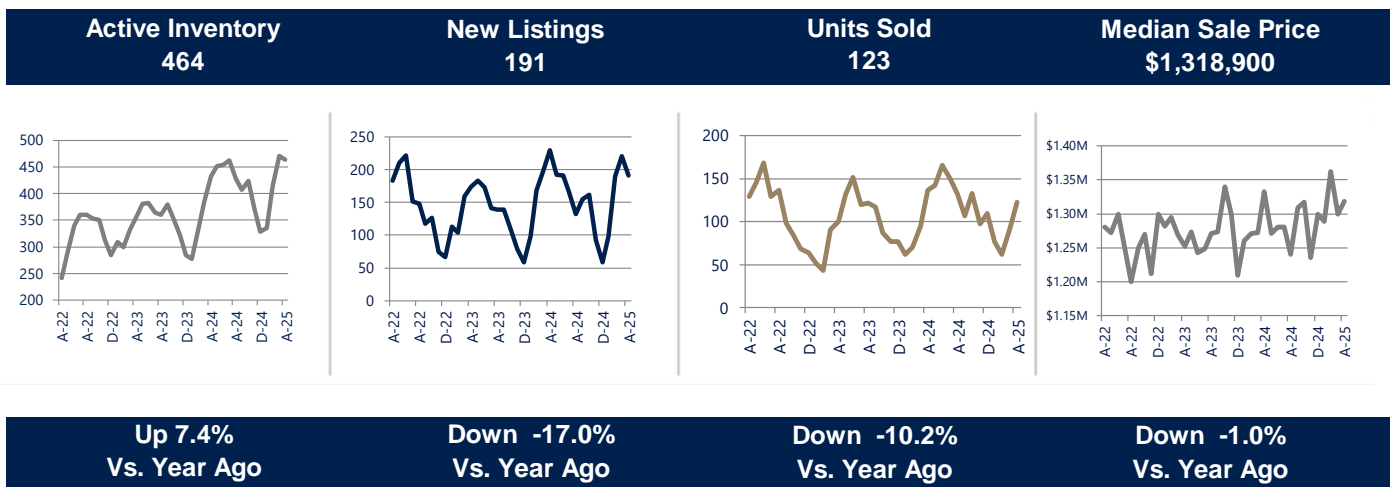
The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping. That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



### AT A GLANCE HOMES \$1 MILLION+



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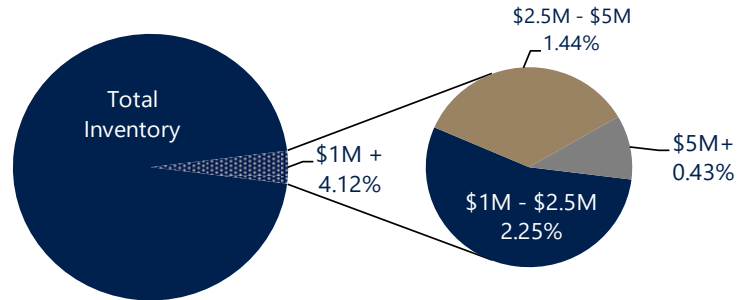
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## BALTIMORE METROPOLITAN AREA - APRIL 2025

Compared to last April, the total number of homes more than \$1 Million available this month was higher by 7.4% and higher by 30.7% compared to April 2023.

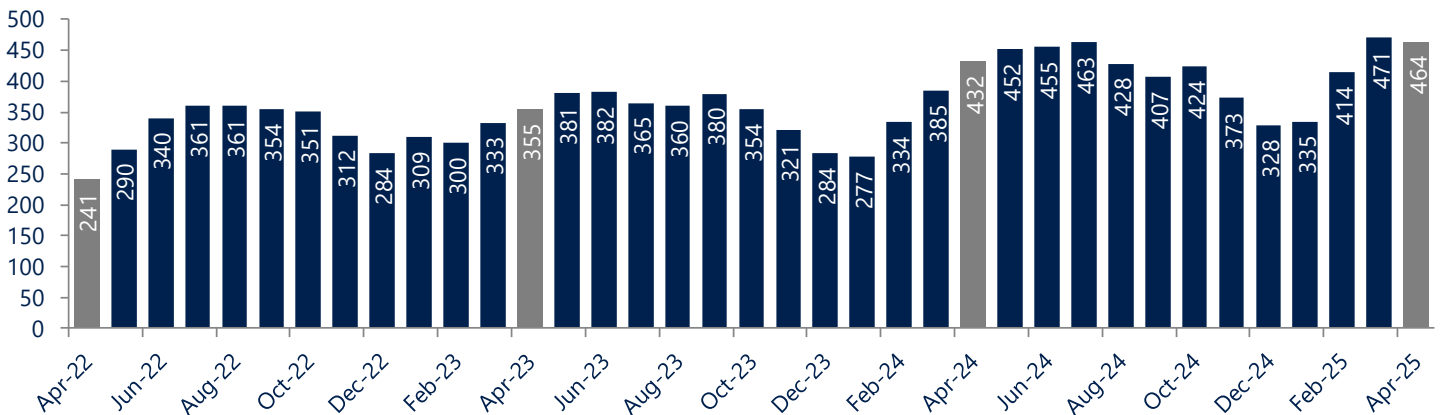
Active inventory this April was 1.5% lower than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



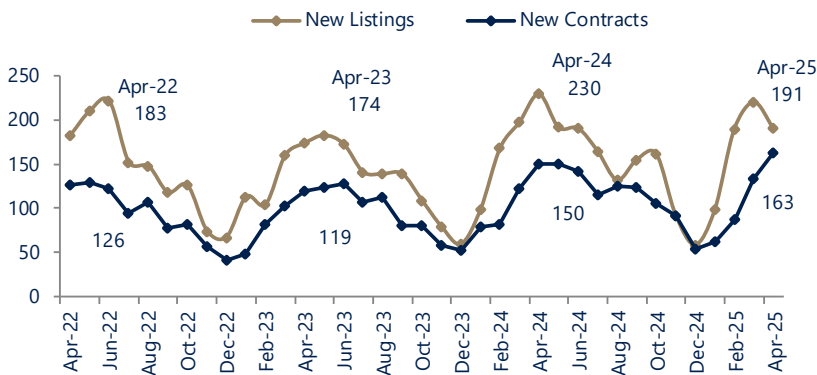
### ACTIVE INVENTORY

HOMES \$1 MILLION+



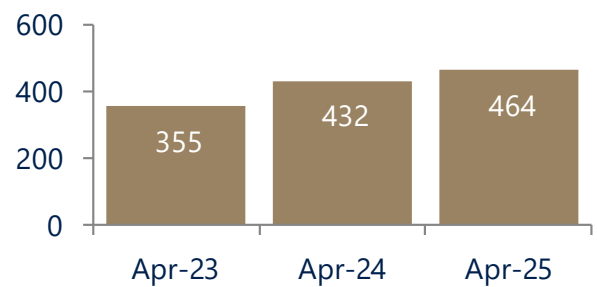
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+

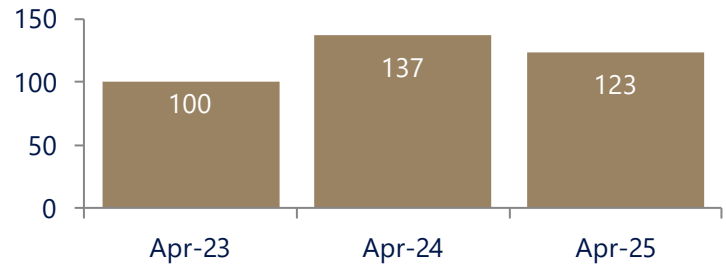


## BALTIMORE METROPOLITAN AREA - APRIL 2025

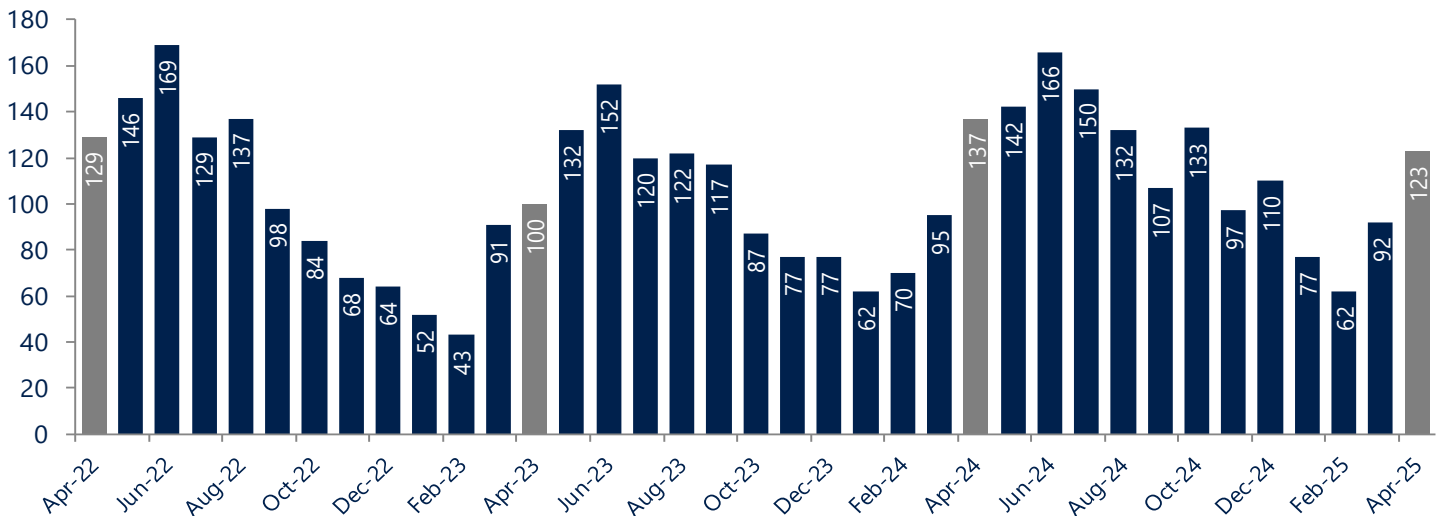
This month's units sold for homes more than \$1 Million was lower than at this time last year, a decrease of 10.2% versus last April and an increase of 23.0% versus April of 2023.

There was an increase of 33.7% in luxury units sold in April compared to March of this year.

**UNITS SOLD**  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+



**UNITS SOLD**  
HOMES \$1 MILLION+



## RECENT SELECTED LUXURY SALES

HOMES \$1 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 16, 2025	Annapolis	21409	\$2,400,000	\$2,581,000	107.5%	3	✓	
April 18, 2025	Edgewater	21037	\$2,500,000	\$2,200,000	88.0%	310	✓	✓
April 17, 2025	Lutherville Timonium	21093	\$2,250,000	\$2,160,000	96.0%	13		✓
April 28, 2025	Davidsonville	21035	\$1,885,700	\$1,885,700	100.0%	128	✓	
April 3, 2025	Annapolis	21403	\$1,975,000	\$1,850,000	93.7%	19		✓
April 18, 2025	Clarksville	21029	\$1,800,000	\$1,800,000	100.0%	1	✓	
April 28, 2025	Annapolis	21405	\$1,680,000	\$1,800,000	107.1%	4		✓
April 25, 2025	Stevensville	21666	\$1,750,000	\$1,667,500	95.3%	235		✓
April 30, 2025	Annapolis	21409	\$1,500,000	\$1,550,000	103.3%	5	✓	
April 9, 2025	Reisterstown	21136	\$1,550,000	\$1,550,000	100.0%	6	✓	

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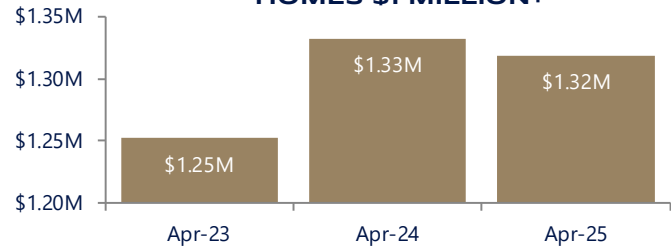
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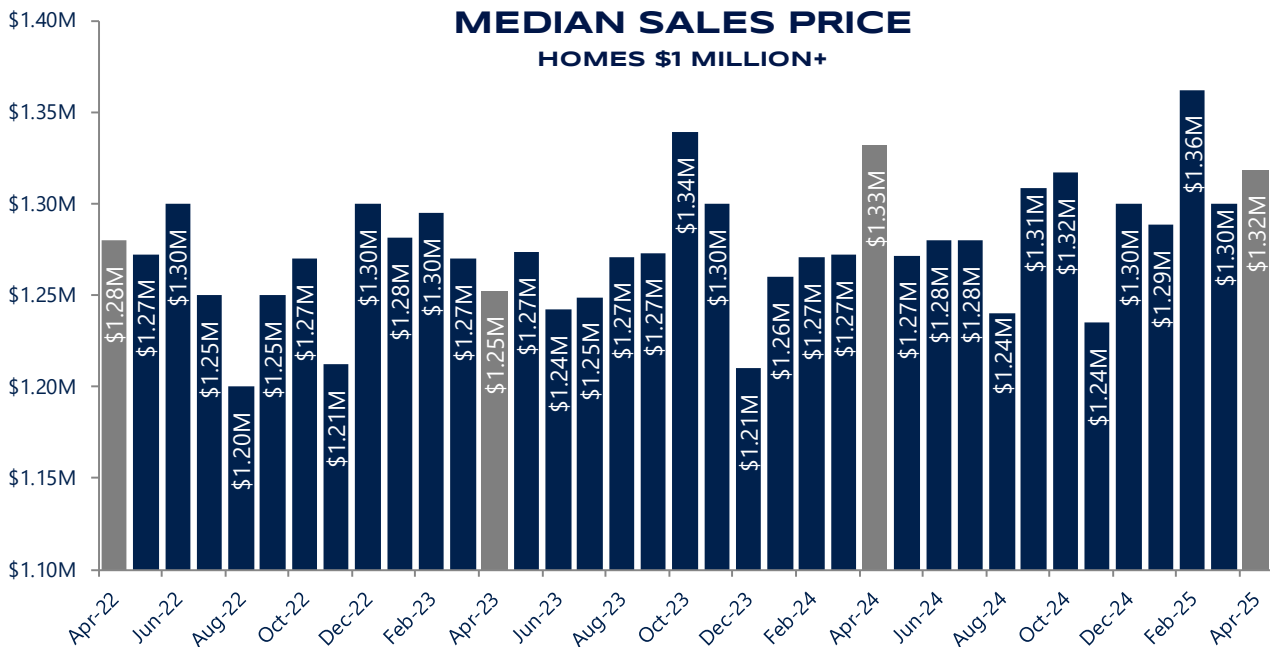
In April, the median sales price for homes more than \$1 Million was \$1,318,900, a decrease of 1.0% compared to last year.

The current median sales price was higher by 1.5% than in March.

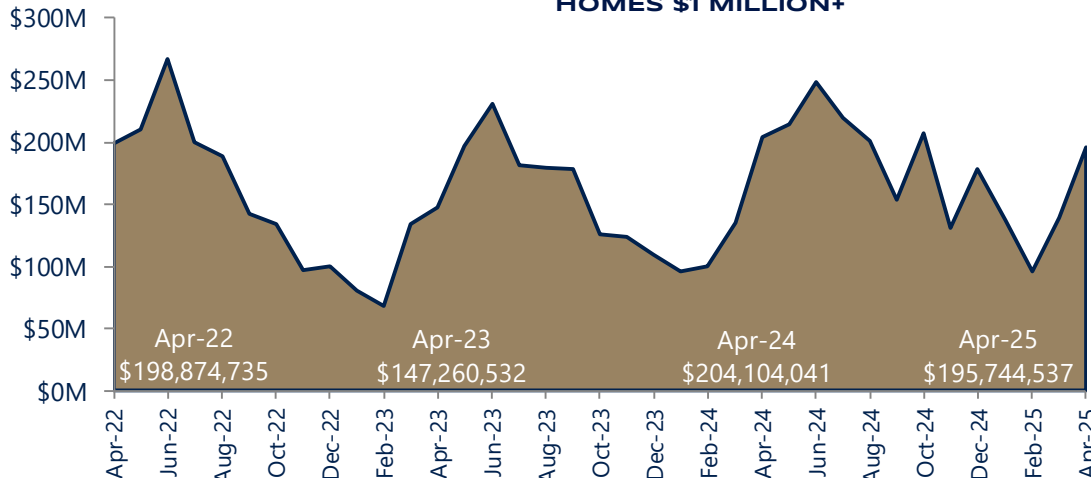
**MEDIAN SALES PRICE  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+**



**MEDIAN SALES PRICE  
HOMES \$1 MILLION+**



**TOTAL DOLLAR VOLUME SOLD  
HOMES \$1 MILLION+**



Total volume sold this April was 4.1% lower than the same month one year ago.

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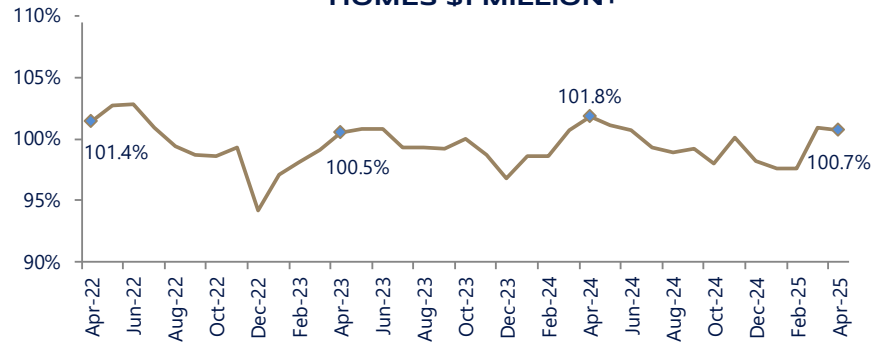
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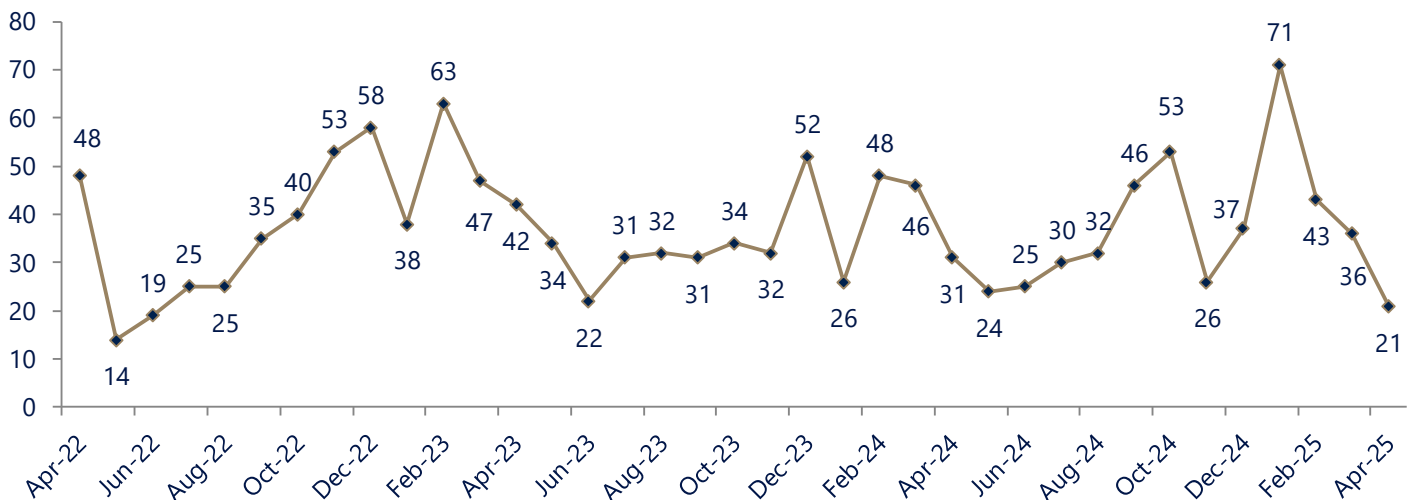
## BALTIMORE METROPOLITAN AREA - APRIL 2025

In April, the average sale price for homes more than \$1 Million was 100.7% of the average list price, which is 1.1% lower than at this time. This month, the average number of days on market was 21, lower than the average last year, which was 31, a decrease of 32.3%.

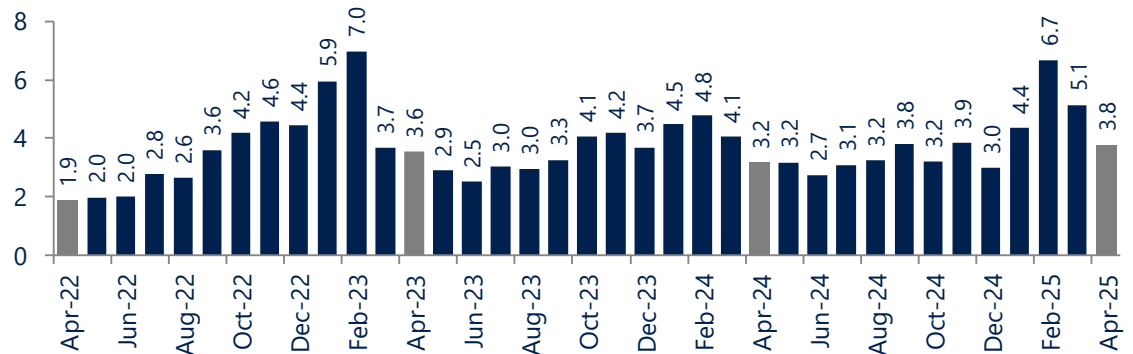
**SALE PRICE AS % OF LIST PRICE**  
HOMES \$1 MILLION+



**DAYS ON MARKET**  
HOMES \$1 MILLION+



**MONTHS OF SUPPLY**  
HOMES \$1 MILLION+



In April, there were 3.8 months of supply available, compared to 3.2 in April of 2024. That is an increase of 18.8% versus a year ago.

## BALTIMORE METROPOLITAN AREA - APRIL 2025

### References & Definitions

#### **BALTIMORE METROPOLITAN AREA: LISTING SOURCE, REPORTING AREA, & DEFINITION**

Based on data supplied by Metropolitan Regional Information Systems (MRIS) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

Counties & cities included in this area are: Anne Arundel, Baltimore, Carroll, Harford, Howard, and Queen Anne's Counties and Baltimore City in Maryland.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

### Contacts & Disclaimers

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

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