

# LuxInsight

LUXURY HOUSING MARKET REPORT

Baltimore Metropolitan Area

**DECEMBER 2024**

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 - DECEMBER 2024

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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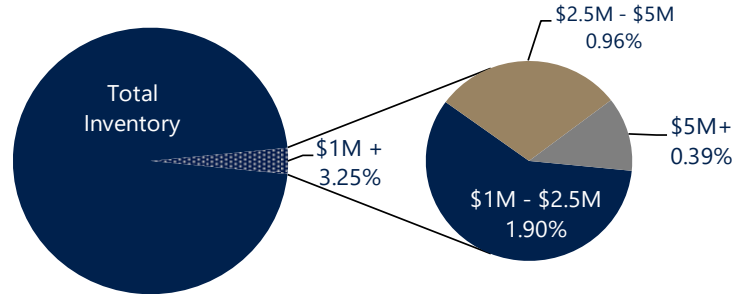
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## BALTIMORE METROPOLITAN AREA - DECEMBER 2024

Compared to last December, the total number of homes more than \$1 Million available this month was lower by 4.2% and lower by 4.2% compared to December 2022.

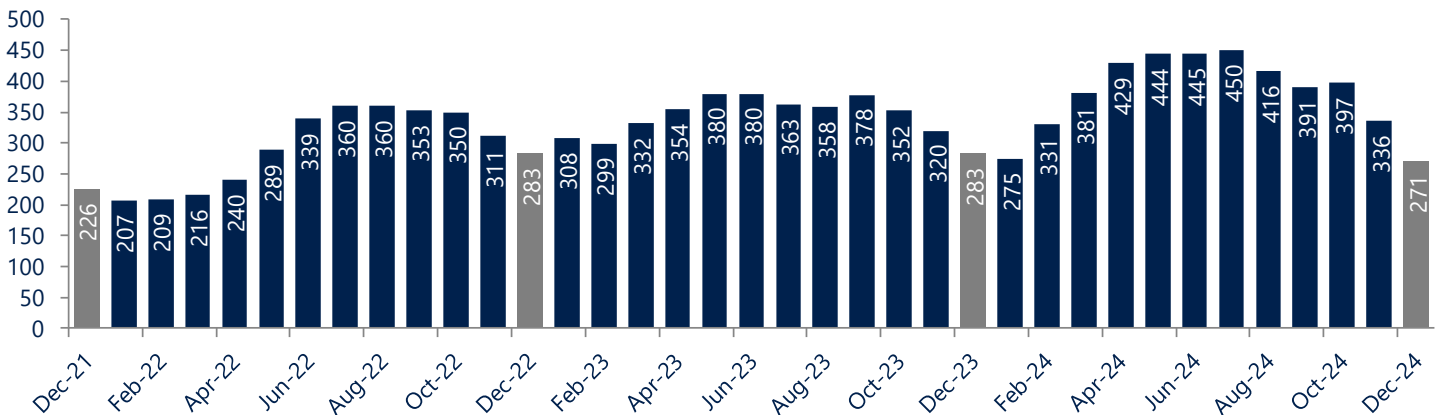
Active inventory this December was 19.3% lower than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



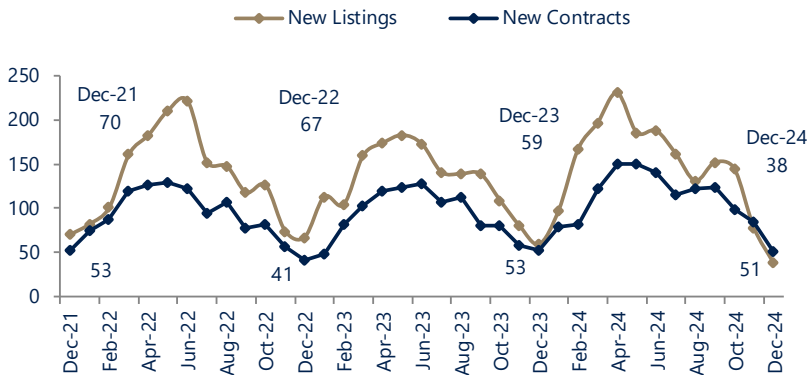
### ACTIVE INVENTORY

HOMES \$1 MILLION+



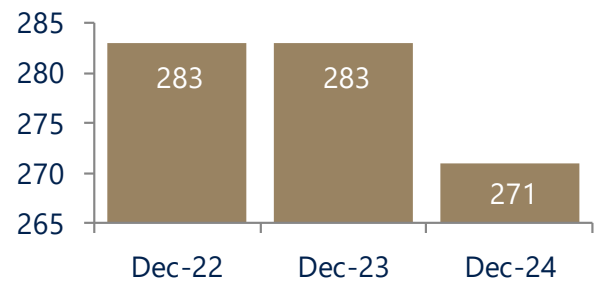
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+

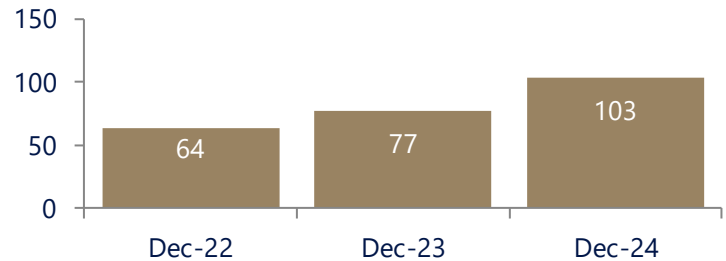


## BALTIMORE METROPOLITAN AREA - DECEMBER 2024

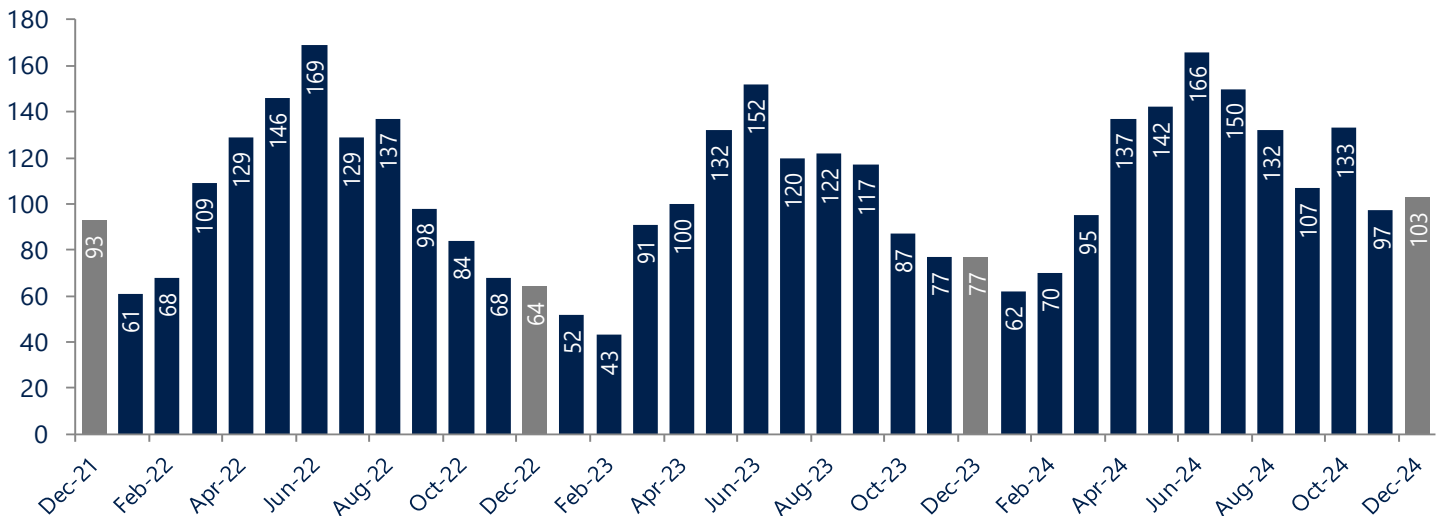
This month's units sold for homes more than \$1 Million was higher than at this time last year, an increase of 33.8% versus last December and an increase of 60.9% versus December of 2022.

There was an increase of 6.2% in luxury units sold in December compared to November 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
December 20, 2024	Arnold	21012	\$3,999,000	\$3,900,000	97.5%	1		✓
December 6, 2024	Queenstown	21658	\$4,250,000	\$3,850,000	90.6%	327		✓
December 27, 2024	Edgewater	21037	\$1,999,995	\$1,800,000	90.0%	18	✓	
December 9, 2024	Annapolis	21403	\$1,300,000	\$1,340,000	103.1%	4	✓	
December 5, 2024	Laurel	20723	\$1,318,294	\$1,318,294	100.0%	1	✓	
December 20, 2024	Fulton	20759	\$1,325,000	\$1,300,000	98.1%	17		✓
December 13, 2024	Ellicott City	21042	\$1,384,990	\$1,289,990	93.1%	306	✓	
December 19, 2024	Bel Air	21015	\$1,325,000	\$1,280,000	96.6%	78		✓
December 13, 2024	Fulton	20759	\$1,250,000	\$1,257,000	100.6%	3		✓
December 20, 2024	Fallston	21047	\$1,275,000	\$1,225,000	96.1%	5		✓

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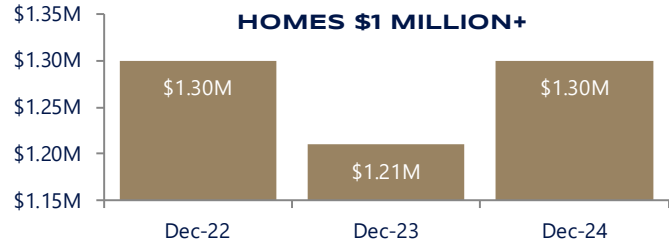
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## BALTIMORE METROPOLITAN AREA - DECEMBER 2024

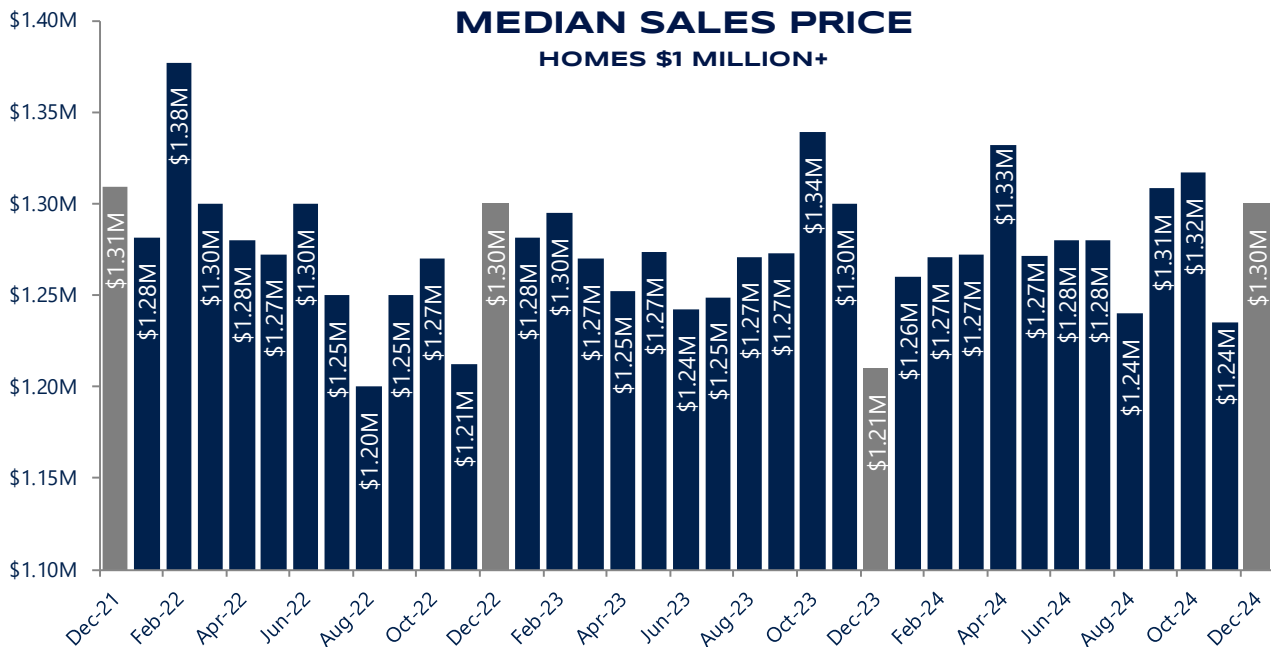
In December, the median sales price for homes more than \$1 Million was \$1,300,000, an increase of 7.4% compared to last year.

The current median sales price was higher by 5.3% than in November.

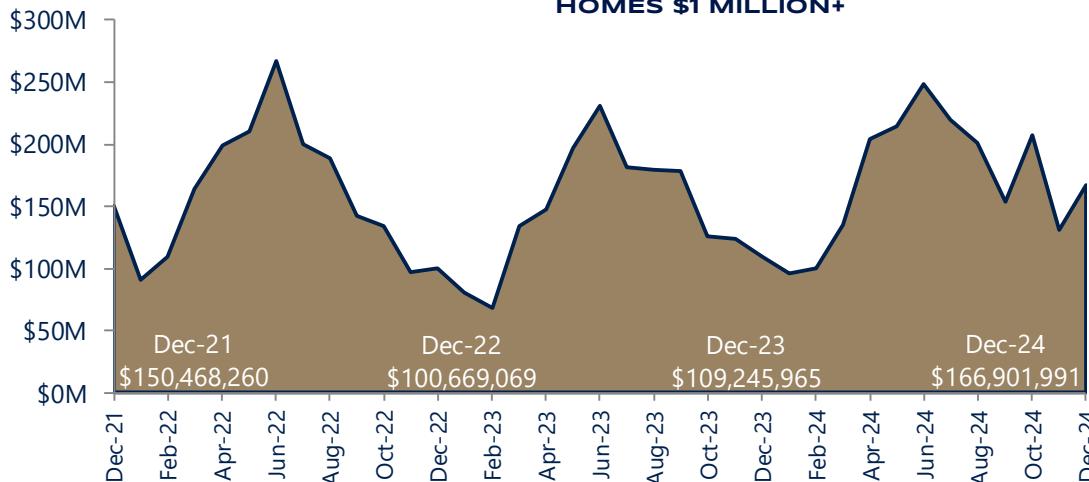
### MEDIAN SALES PRICE VERSUS PREVIOUS YEARS HOMES \$1 MILLION+



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



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



Total volume sold this December was 52.8% higher than the same month one year ago.

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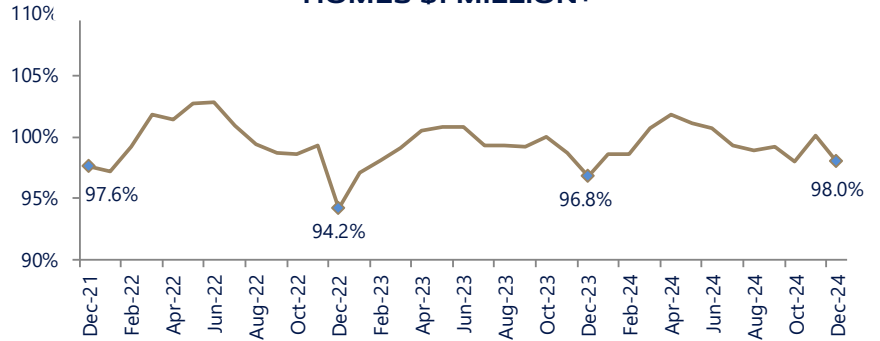
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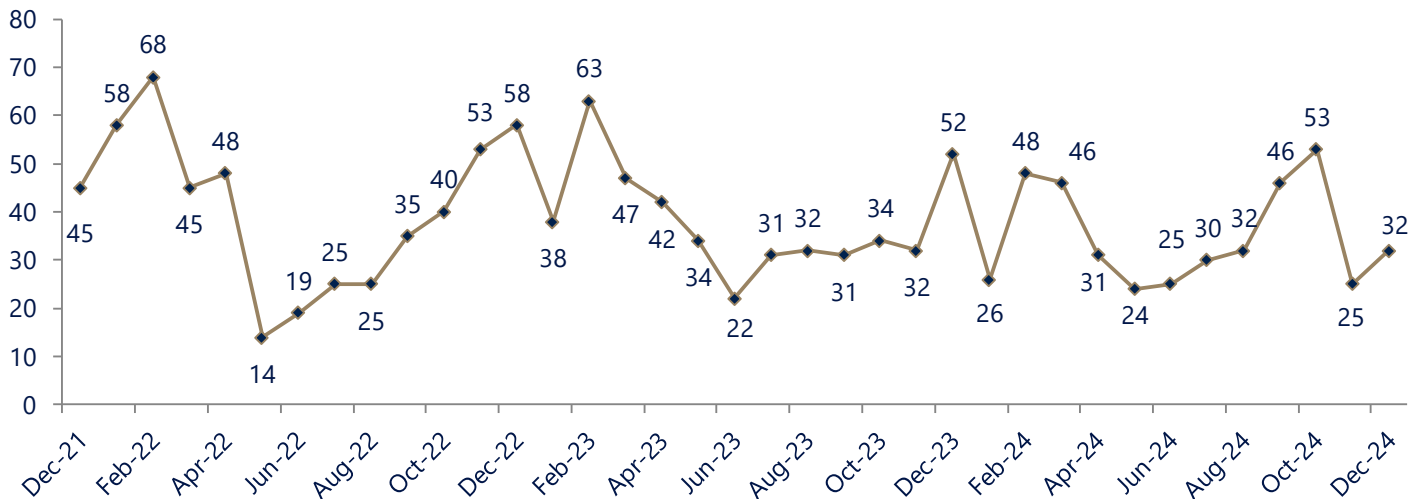
## BALTIMORE METROPOLITAN AREA - DECEMBER 2024

In December, the average sale price for homes more than \$1 Million was 98.0% of the average list price, which is 1.2% higher than at this time last year. This month, the average number of days on market was 32, lower than the average last year, which was 52, a decrease of 38.5%.

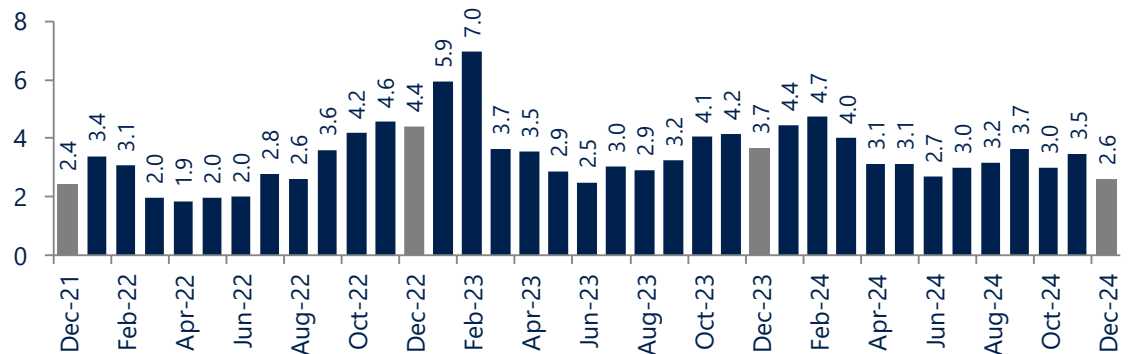
### SALE PRICE AS % OF LIST PRICE HOMES \$1 MILLION+



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



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



In December, there were 2.6 months of supply available, compared to 3.7 in December of 2023. That is a decrease of 29.7% versus a year ago.

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# BALTIMORE METROPOLITAN AREA - DECEMBER 2024

## 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 December 1, 2021 through December 31, 2024.

## 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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