

MARKET CONDITIONS REPORT

LONG & FOSTER[®]
REAL ESTATE

BALTIMORE METROPOLITAN AREA - MAY 2025

IT'S THE **ONE.**



Long & Foster's All-Inclusive Services

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

Global Partnerships

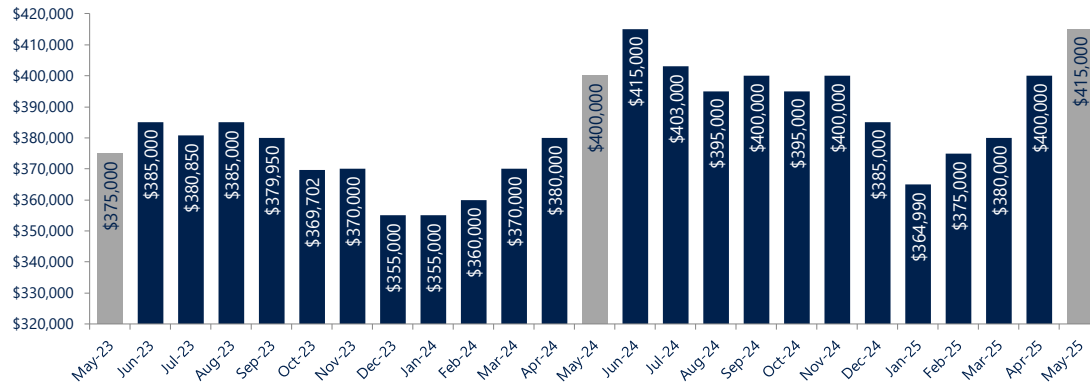
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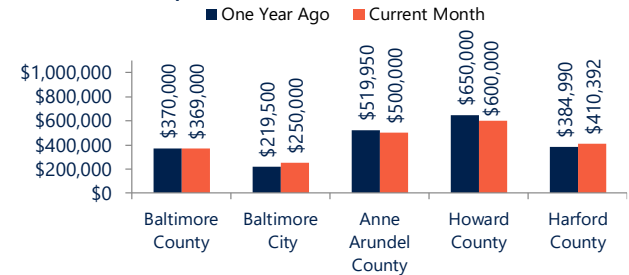
BALTIMORE METROPOLITAN AREA - MAY 2025

Median Sales Price



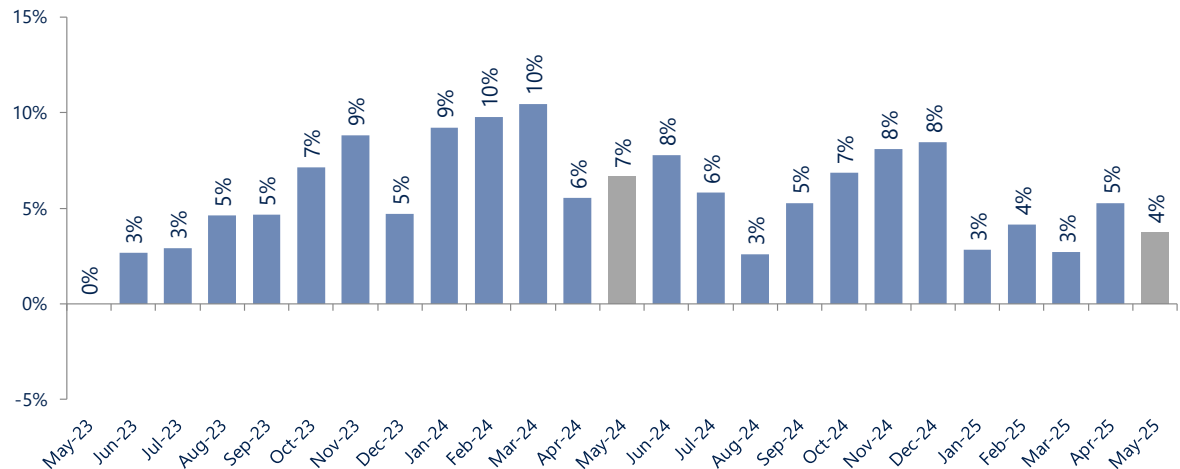
Median Sale Price

Of Top Five Counties/Cities Based on Total Units Sold



Median Sale Price

Percent Change Year/Year

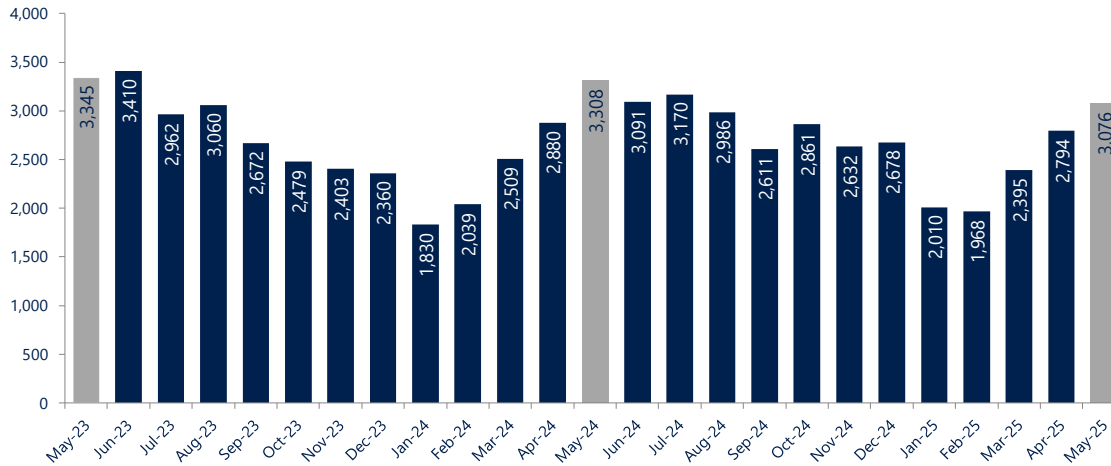


Highlights

- This May, the median sale price was \$415,000, an increase of 4% compared to April.
- The current median sale price was 4% higher than in May 2024.

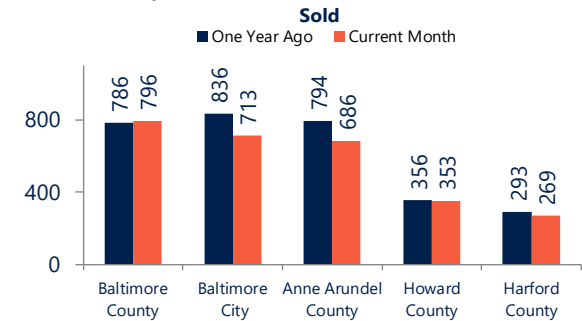
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Total Units Sold



Total Units Sold

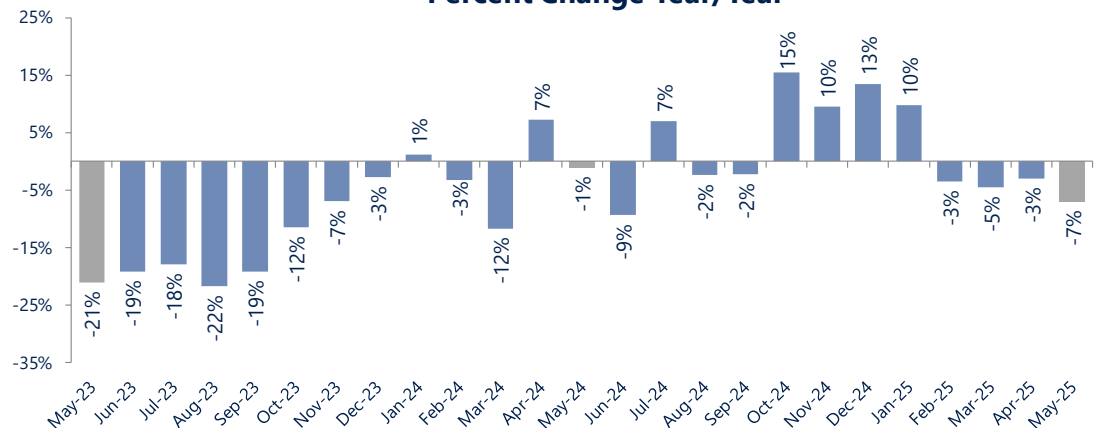
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- There was an increase of 10% in total units sold in May compared to April.
- This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2024.

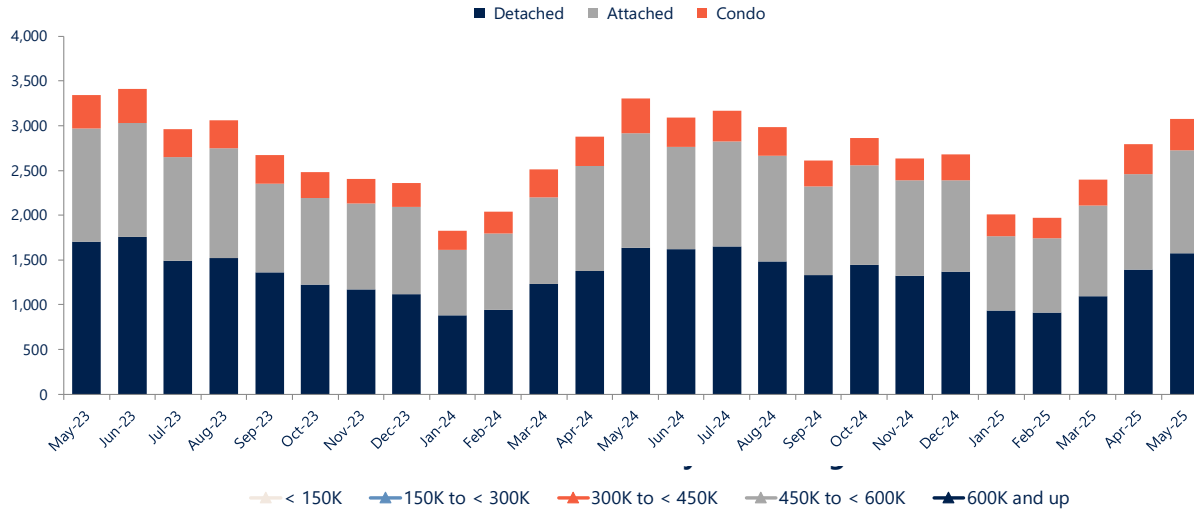
Total Units Sold
Percent Change Year/Year



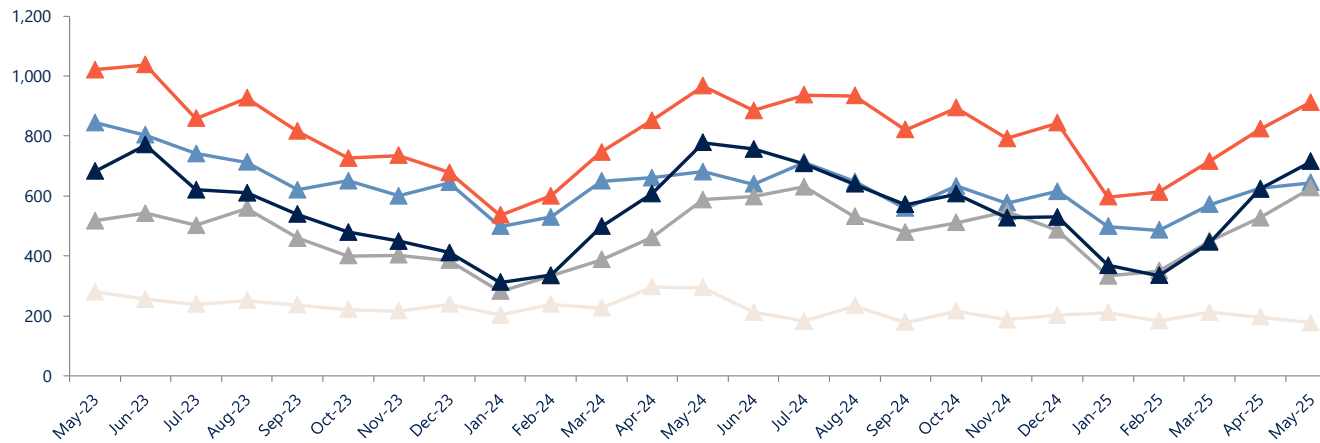
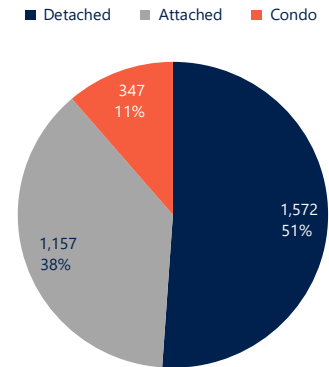
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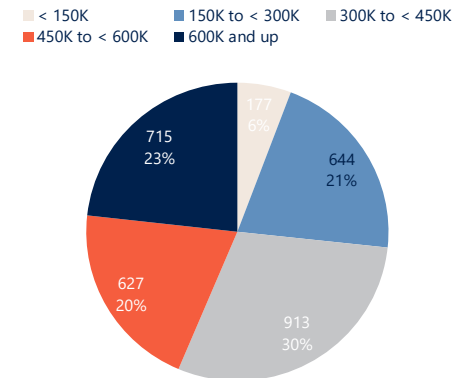
Total Units Sold by Type



Total Units Sold by Type
Current Month

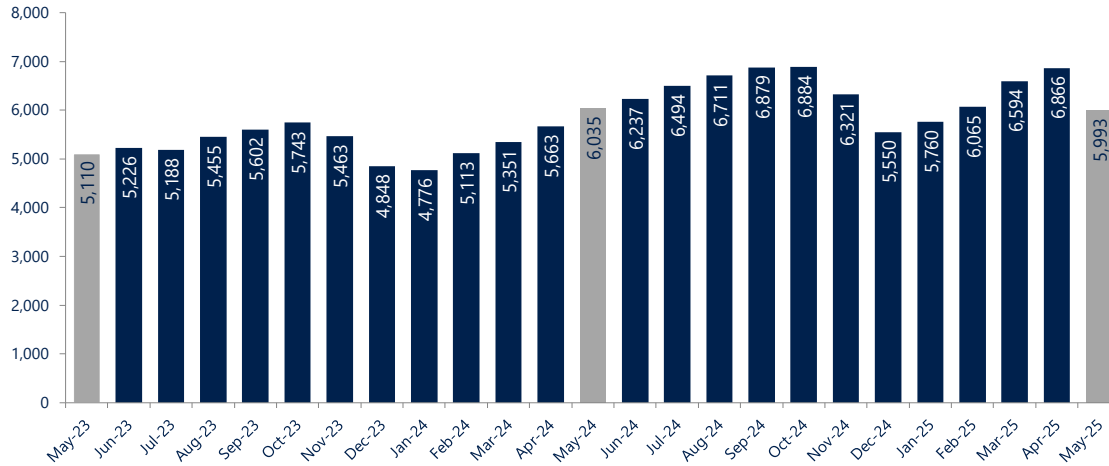


Total Units Sold by Price Range
Current Month



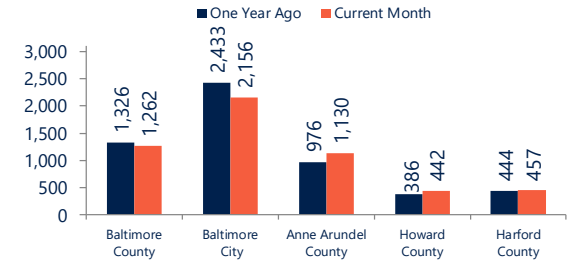
BALTIMORE METROPOLITAN AREA - MAY 2025

Total Active Inventory



Total Active Inventory

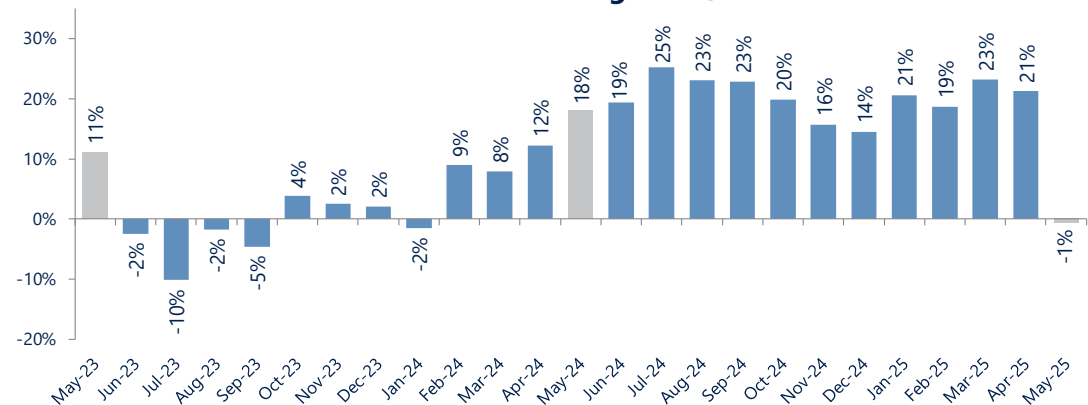
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- The total number of homes available this month was 5,993, which was relatively stable compared to a year ago.
- This May's supply was 13% lower than the previous month's supply of available inventory.

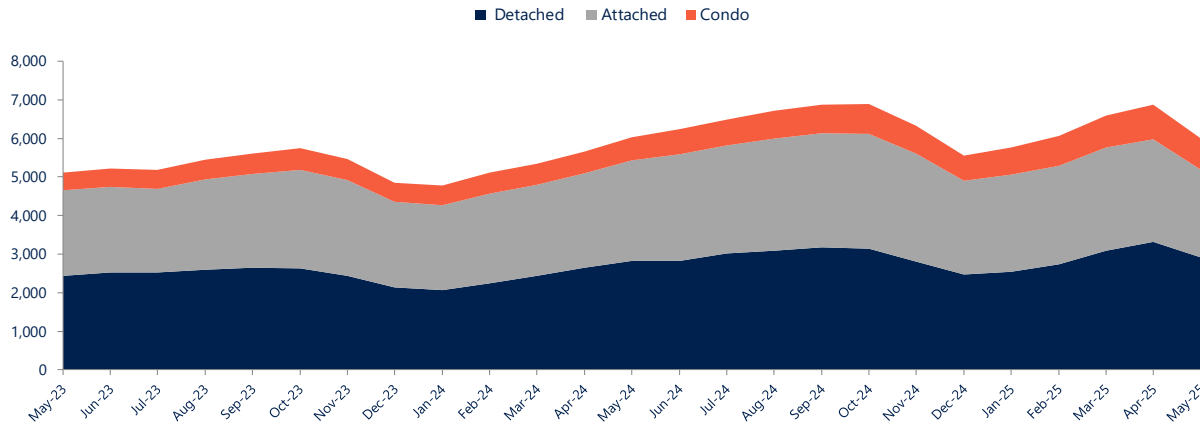
**Total Active Inventory
Percent Change Year/Year**



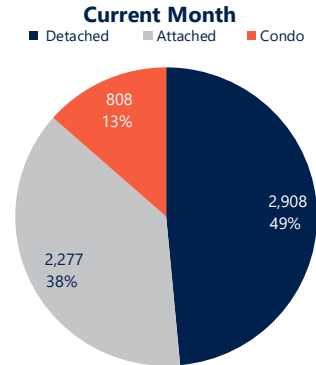
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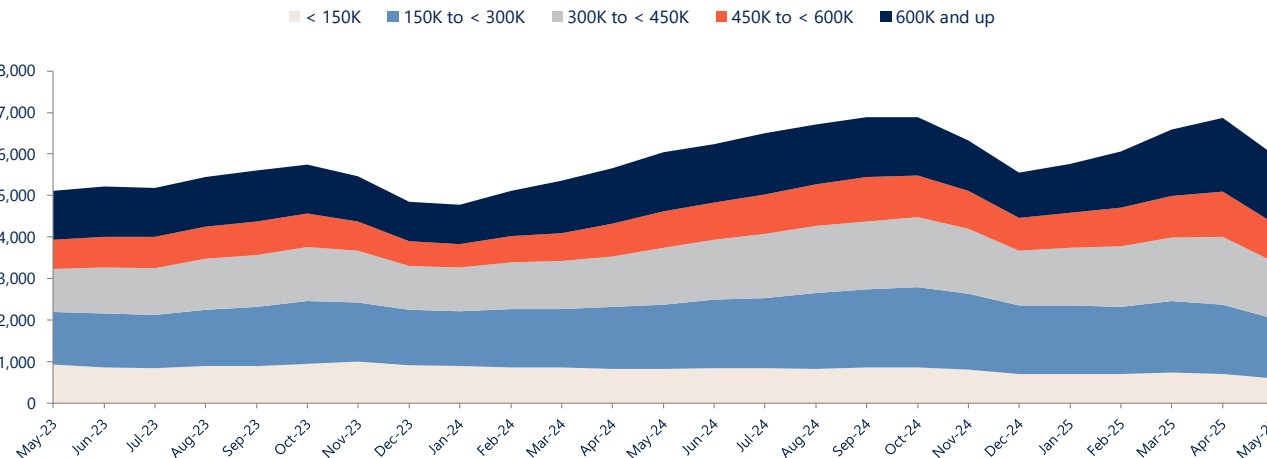
Total Active Inventory by Type



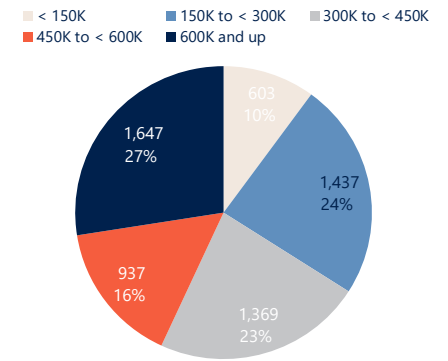
Total Active Inventory by Type



Total Active Inventory by Price Range



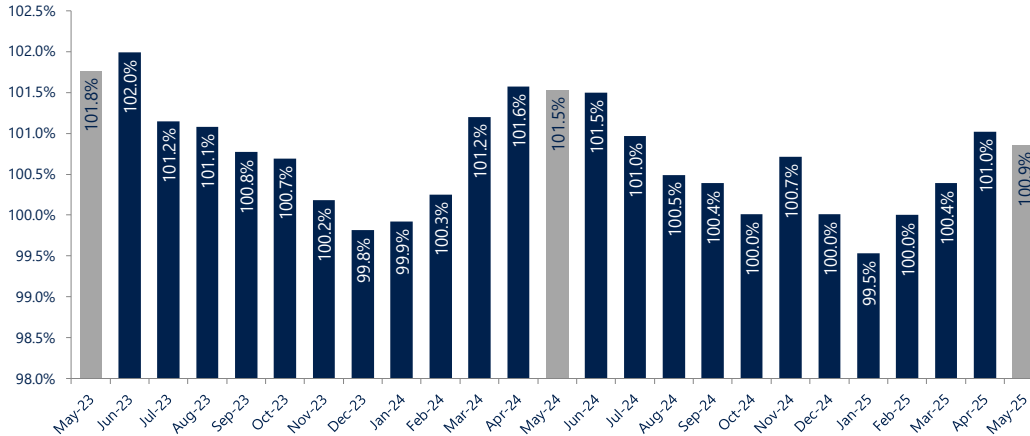
Total Active Inventory by Price Range



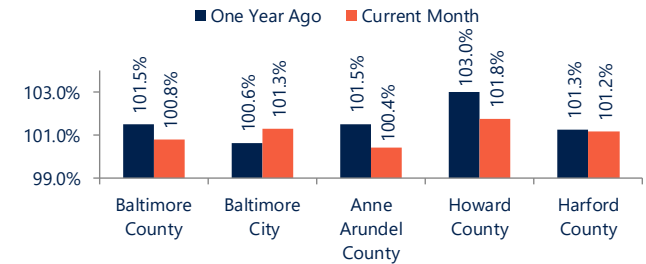
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BALTIMORE METROPOLITAN AREA - MAY 2025

Average Sale Price as a Percent of List Price



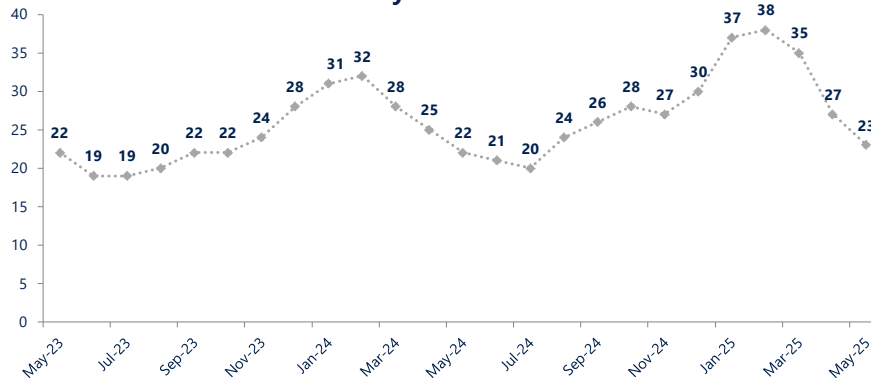
Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold



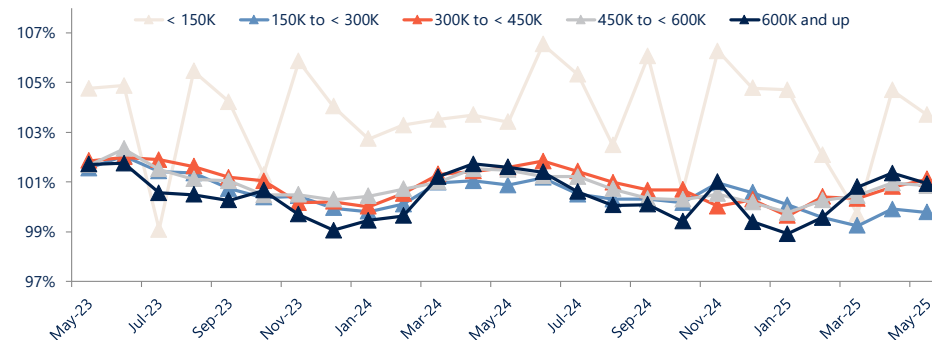
Days on Market	
Current Month	One Year Ago
23	22
Up 5% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
100.9%	101.5%
Down -0.7% Vs. Year Ago	

Days on Market

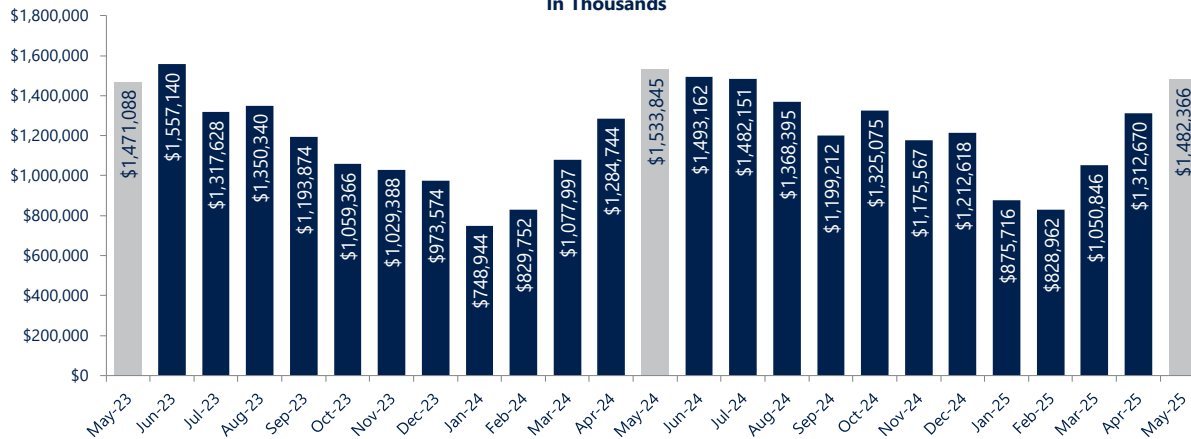


Average Sale Price as a Percent of List Price
by Price Range



BALTIMORE METROPOLITAN AREA - MAY 2025

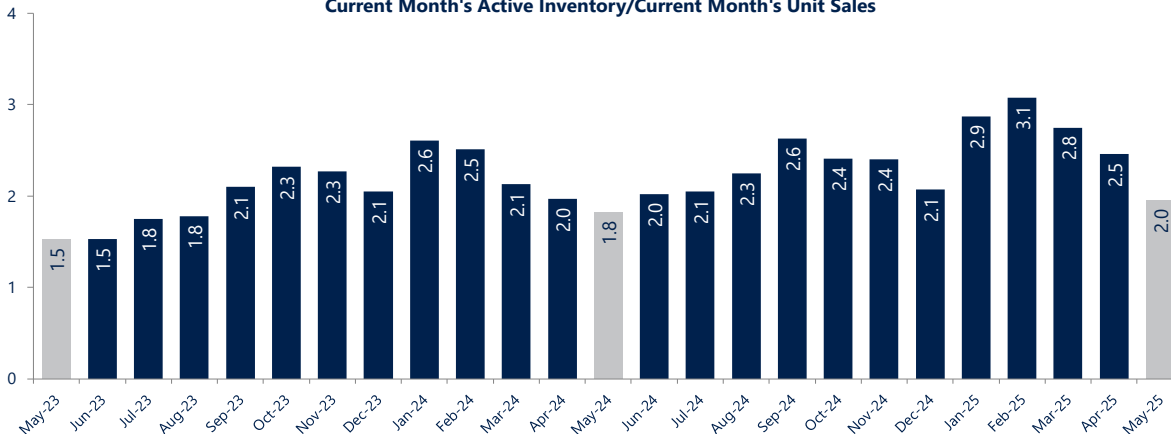
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this May was 3% less than the same month one year ago.
- In May, there was 2.0 months of supply available, compared to 1.8 in May 2024. That was an increase of 7% versus a year ago.

Months of Supply
Current Month's Active Inventory/Current Month's Unit Sales



Total Dollar Volume Sold

Current Month	One Year Ago
\$1,482,365,927	\$1,533,845,221

Down -3% Vs. Year Ago

Months of Supply

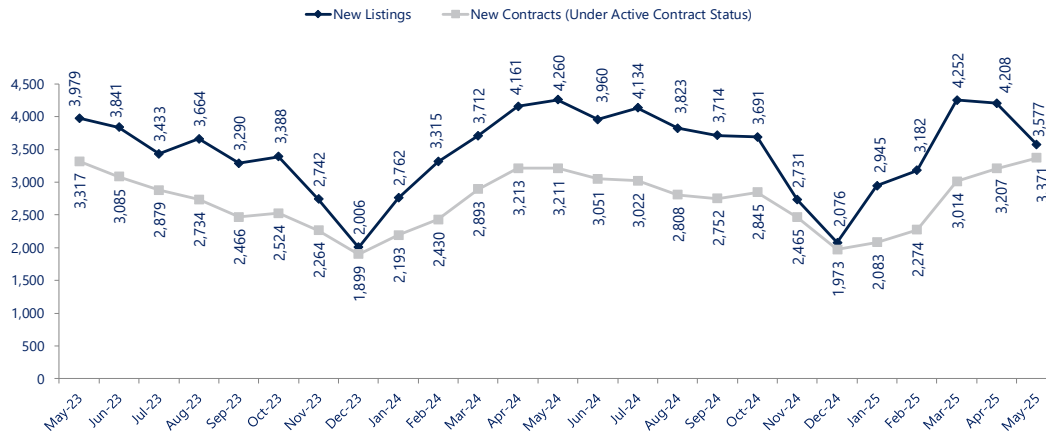
Current Month	One Year Ago
2.0	1.8

Up 7% Vs. Year Ago

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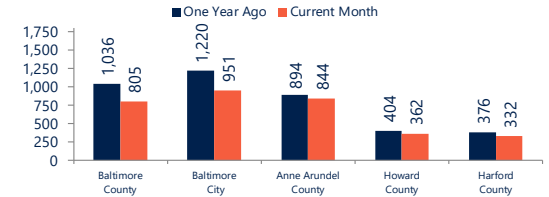
BALTIMORE METROPOLITAN AREA - MAY 2025

New Listings & New Contracts



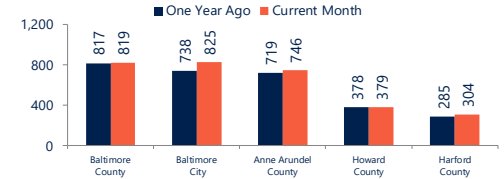
New Listings

Of Top Five Counties/Cities Based on Total Units Sold



New Contracts

Of Top Five Counties/Cities Based on Total Units Sold



New Listings

Current Month	One Year Ago
3,577	4,260

Down -16% Vs. Year Ago

New Contracts

Current Month	One Year Ago
3,371	3,211

Up 5% Vs. Year Ago

Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.1, a decrease of 20% from May 2024.

Supply/Demand Ratio

Number of New Listings to New Contracts

