

# MARKET CONDITIONS REPORT

LONG & FOSTER  
REAL ESTATE

BALTIMORE METROPOLITAN AREA - APRIL 2024

IT'S THE **ONE.**



Long & Foster's All-Inclusive Services

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

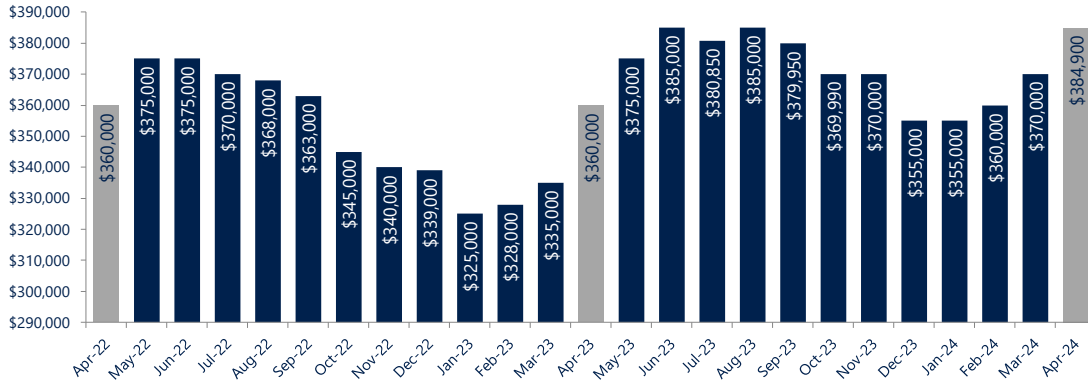
Global Partnerships

Forbes Global Properties | Leading Real Estate Companies of the World® | Luxury Portfolio International | Who's Who in Luxury Real Estate

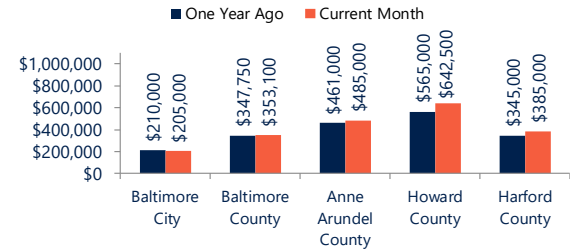


## BALTIMORE METROPOLITAN AREA - APRIL 2024

**Median Sales Price**



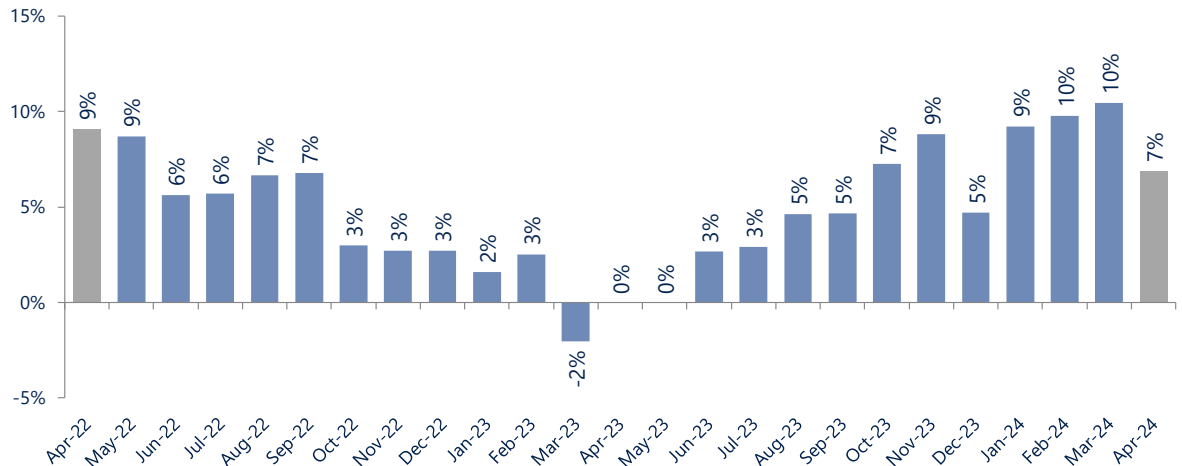
**Median Sale Price**  
Of Top Five Counties/Cities Based on Total Units Sold



**Highlights**

- This April, the median sale price was \$384,900, an increase of 7% compared to last year.
- The current median sale price was 4% higher than in March.

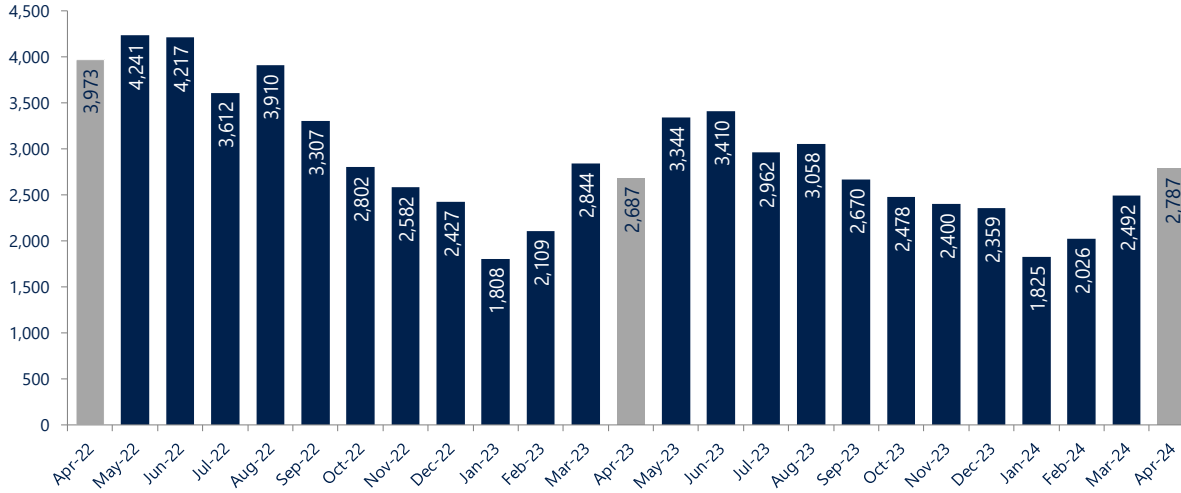
**Median Sale Price**  
Percent Change Year/Year



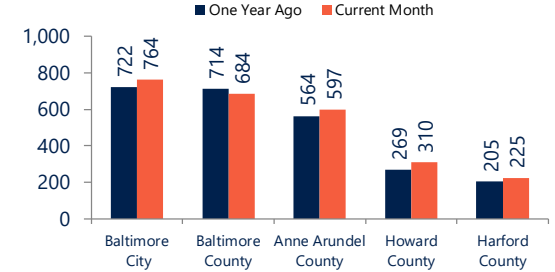


## BALTIMORE METROPOLITAN AREA - APRIL 2024

**Total Units Sold**



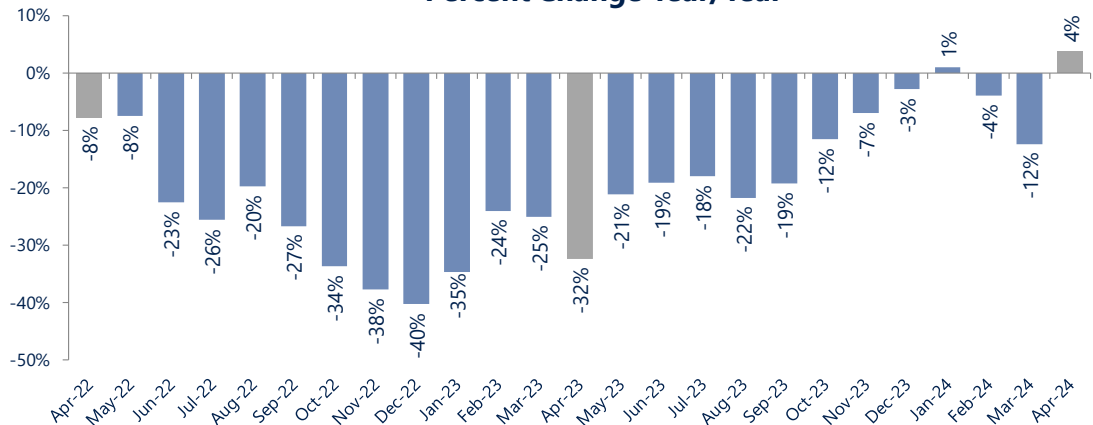
**Total Units Sold**  
Of Top Five Counties/Cities Based on Total Units Sold



**Highlights**

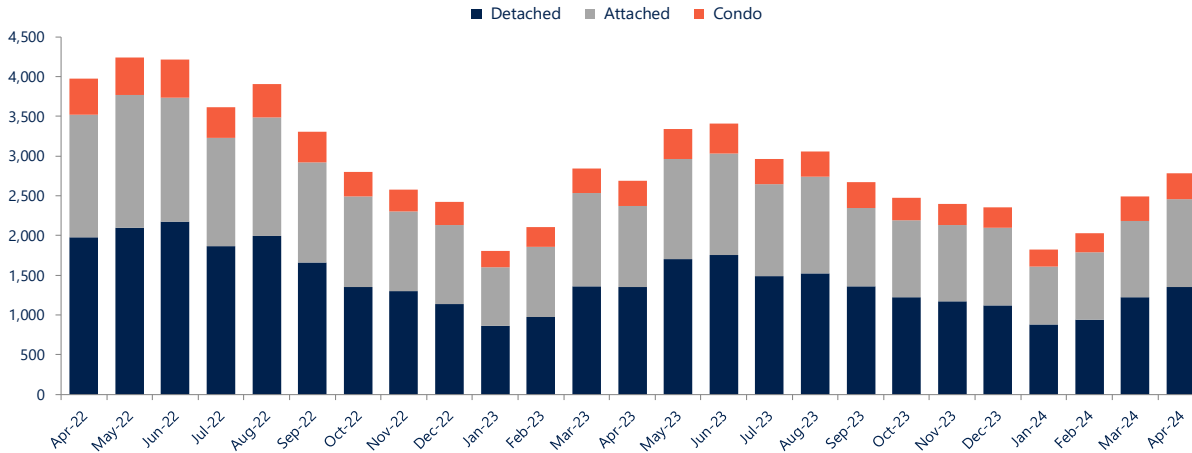
- There was an increase of 12% in total units sold in April compared to March.
- This month's total units sold was higher than at this time last year, an increase of 4% versus April 2023.

**Total Units Sold**  
Percent Change Year/Year

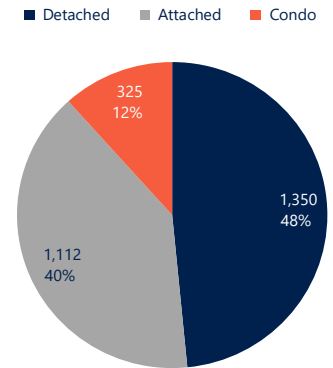


**BALTIMORE METROPOLITAN AREA - APRIL 2024**

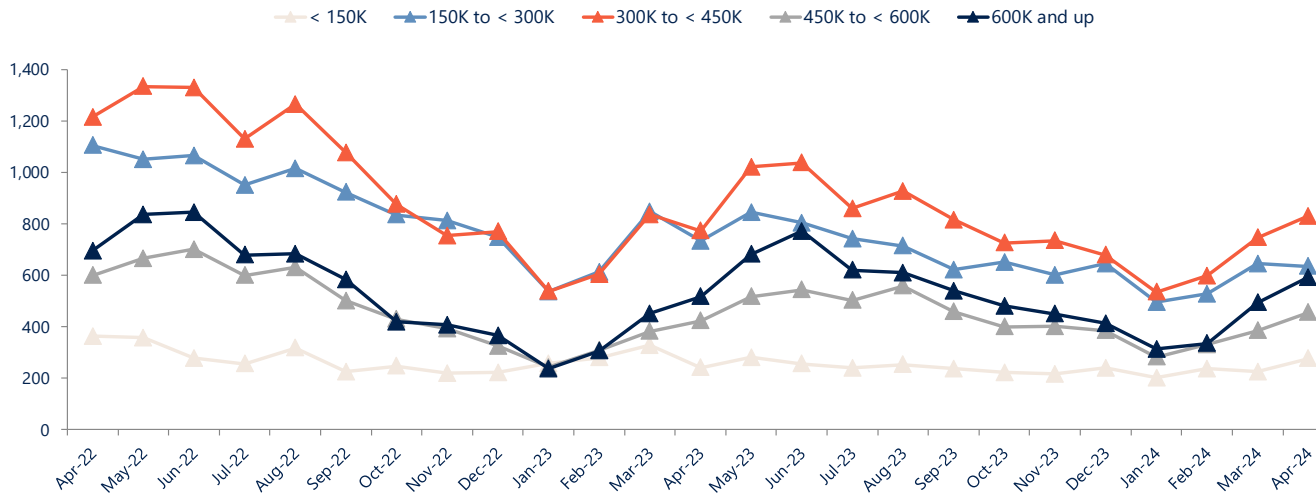
**Total Units Sold by Type**



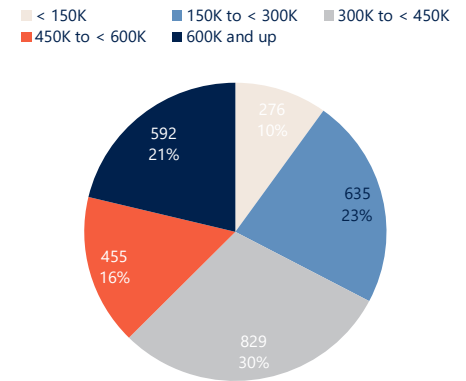
**Total Units Sold by Type  
Current Month**



**Total Units Sold by Price Range**

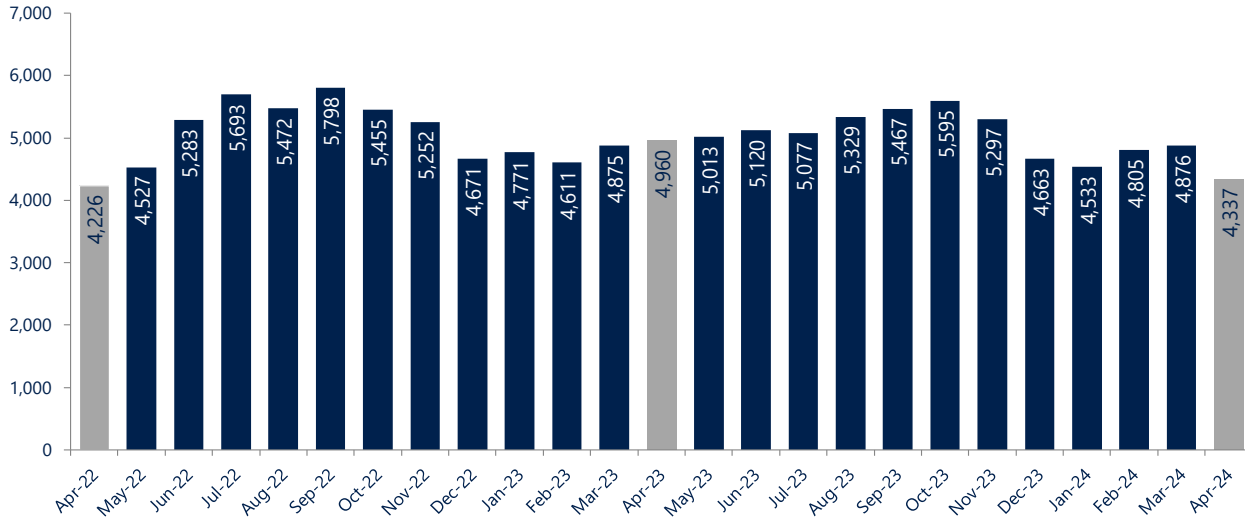


**Total Units Sold by Price Range  
Current Month**

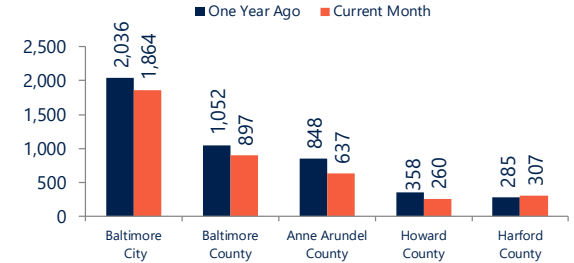


**BALTIMORE METROPOLITAN AREA - APRIL 2024**

**Total Active Inventory**



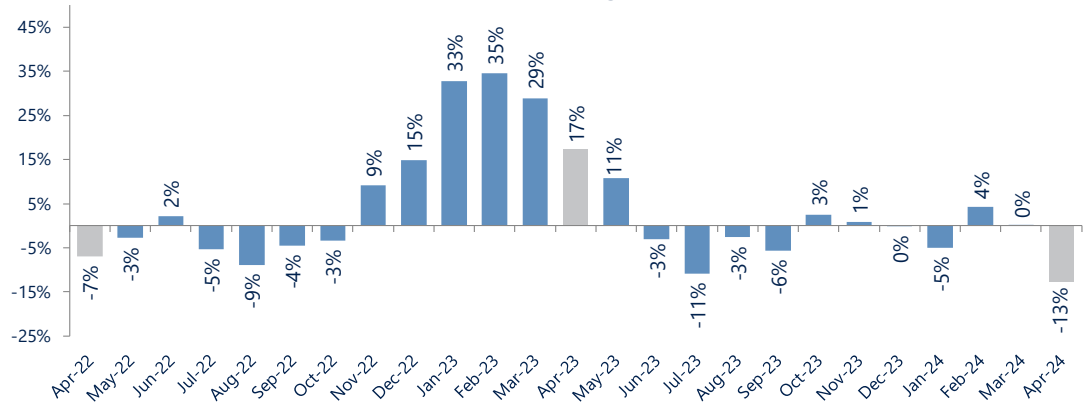
**Total Active Inventory Of Top Five Counties/Cities Based on Total Units Sold**



**Highlights**

- April's total active inventory of 4,337 units was 11% lower than the previous month's supply of inventory.
- Versus last April, the total number of homes available was lower by 623 units or 13%.

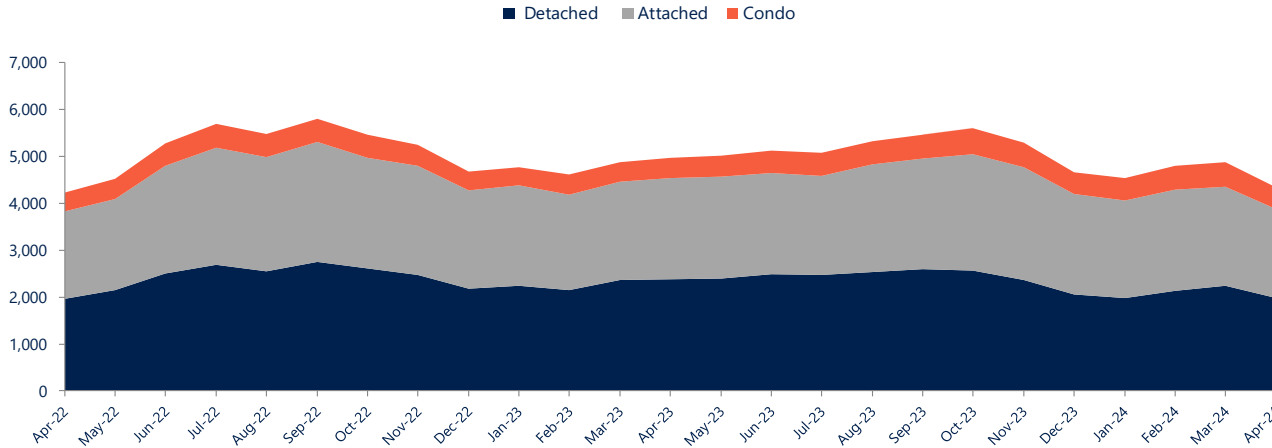
**Total Active Inventory Percent Change Year/Year**





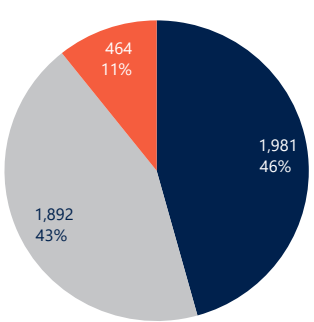
## BALTIMORE METROPOLITAN AREA - APRIL 2024

**Total Active Inventory by Type**

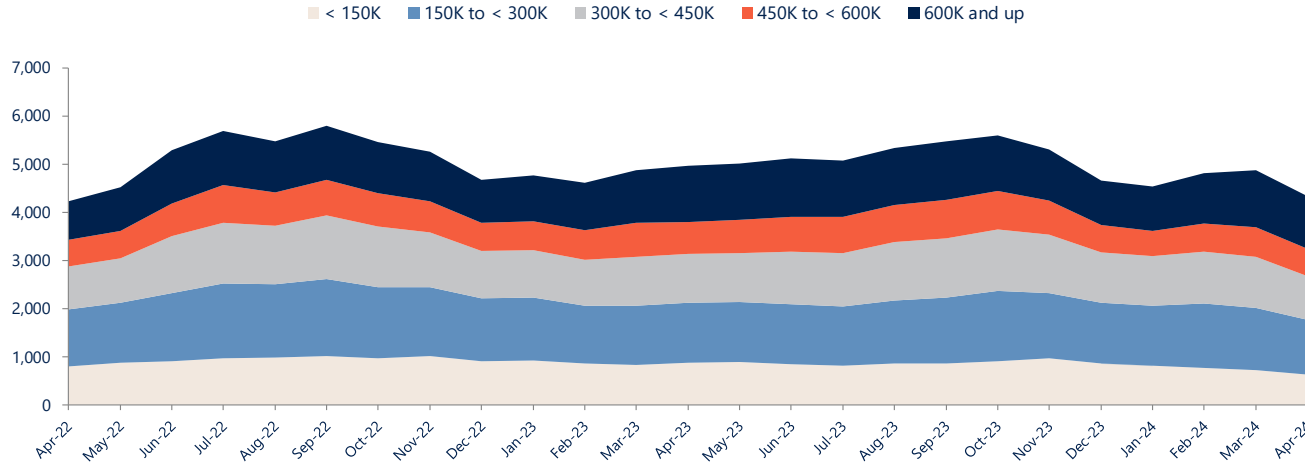


**Total Active Inventory by Type**

**Current Month**

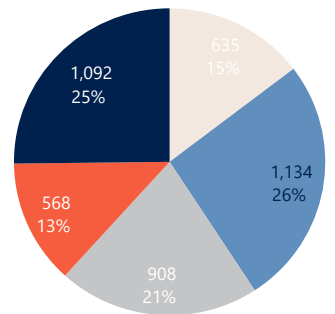


**Total Active Inventory by Price Range**



**Total Active Inventory by Price Range**

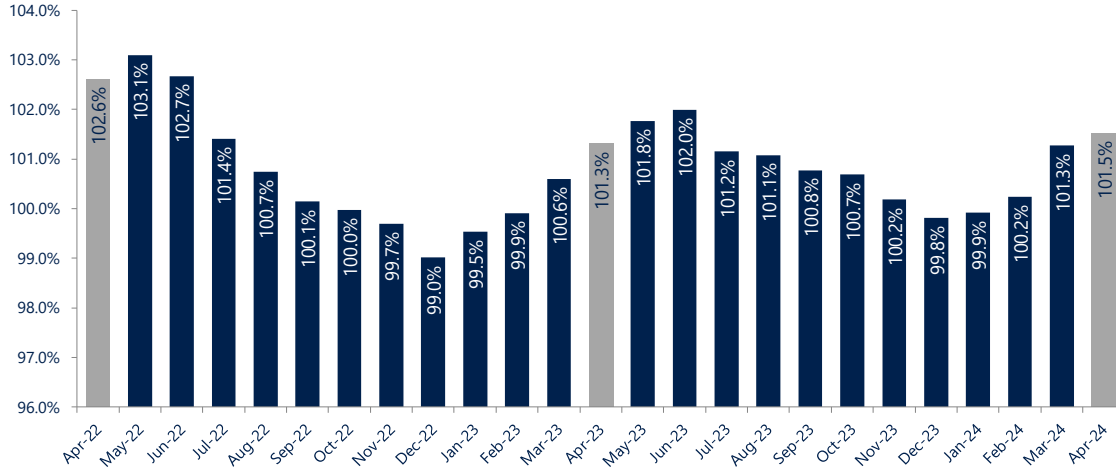
**Current Month**



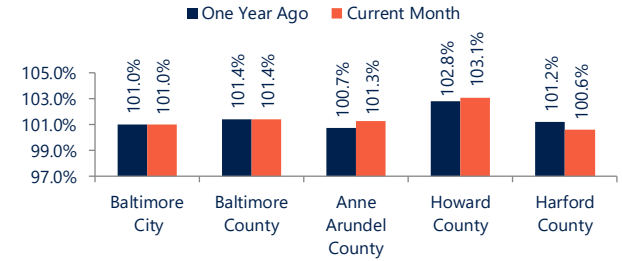


## BALTIMORE METROPOLITAN AREA - APRIL 2024

**Average Sale Price as a Percent of List Price**



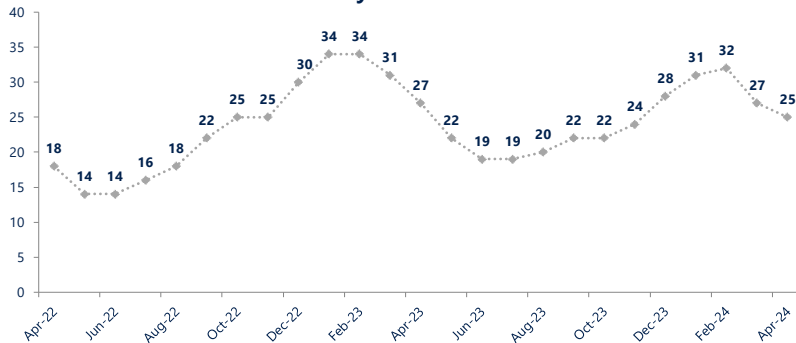
**Sale Price as % of List Price  
Of Top Five Counties/Cities Based on Total Units Sold**



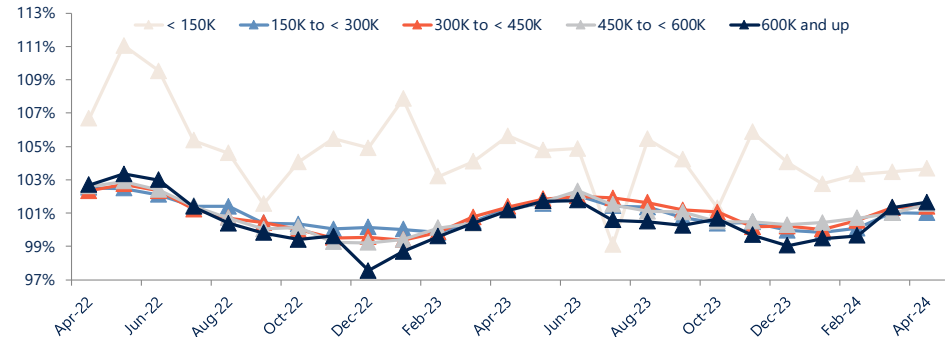
Days on Market	
Current Month	One Year Ago
25	27
Down -7% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
101.5%	101.3%
Up 0.2% Vs. Year Ago	

**Days on Market**



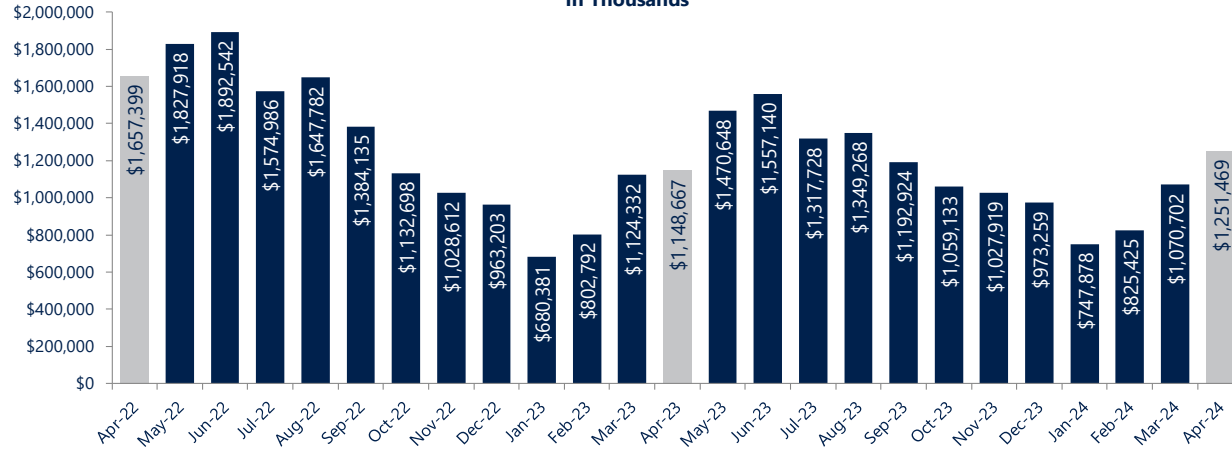
**Average Sale Price as a Percent of List Price  
by Price Range**





## BALTIMORE METROPOLITAN AREA - APRIL 2024

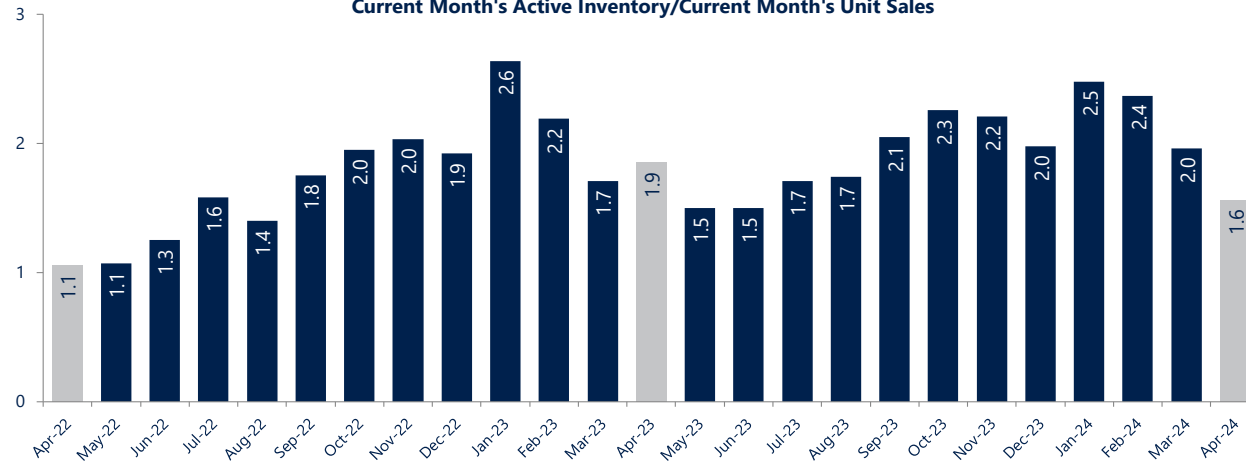
**Total Dollar Volume Sold**  
In Thousands



**Highlights**

- Total volume sold this April was 9% greater than the same month one year ago.
- In April, there was 1.6 months of supply available, compared to 1.9 in April 2023. That was a decrease of 16% versus a year ago.

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



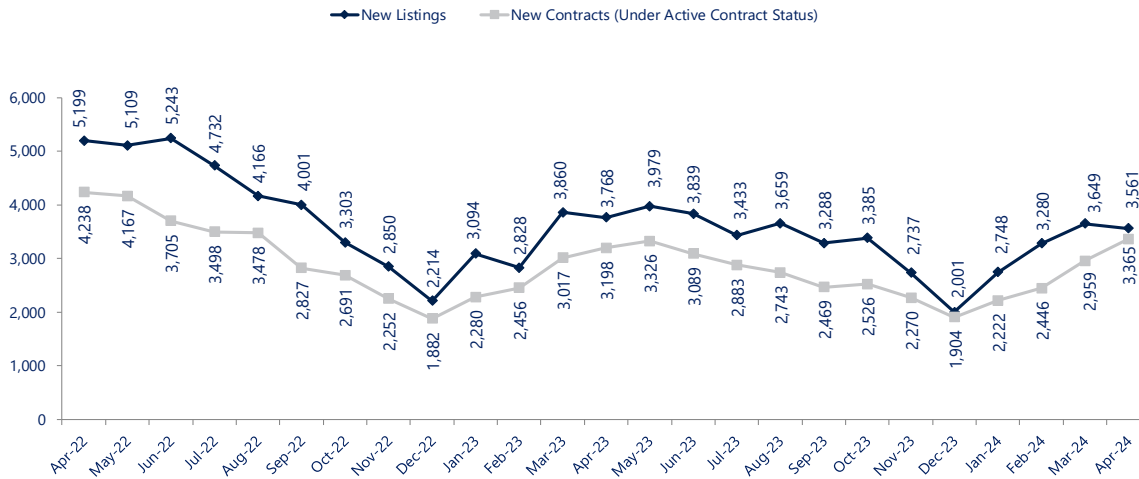
Total Dollar Volume Sold	
Current Month	One Year Ago
\$1,251,468,609	\$1,148,667,160
<b>Up 9% Vs. Year Ago</b>	

Months of Supply	
Current Month	One Year Ago
1.6	1.9
<b>Down -16% Vs. Year Ago</b>	



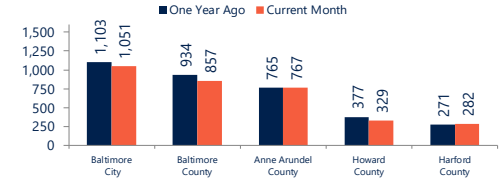
## BALTIMORE METROPOLITAN AREA - APRIL 2024

### New Listings & New Contracts



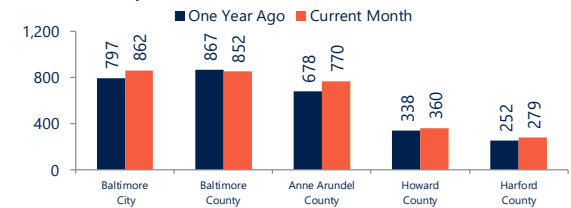
### New Listings

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
3,561	3,768
Down -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 10% from April 2023.

New Contracts	
Current Month	One Year Ago
3,365	3,198
Up 5% Vs. Year Ago	

### Supply/Demand Ratio

Number of New Listings to New Contracts

