

MARKET CONDITIONS REPORT

LONG & FOSTER
REAL ESTATE

BALTIMORE METROPOLITAN AREA - APRIL 2025

IT'S THE **ONE.**



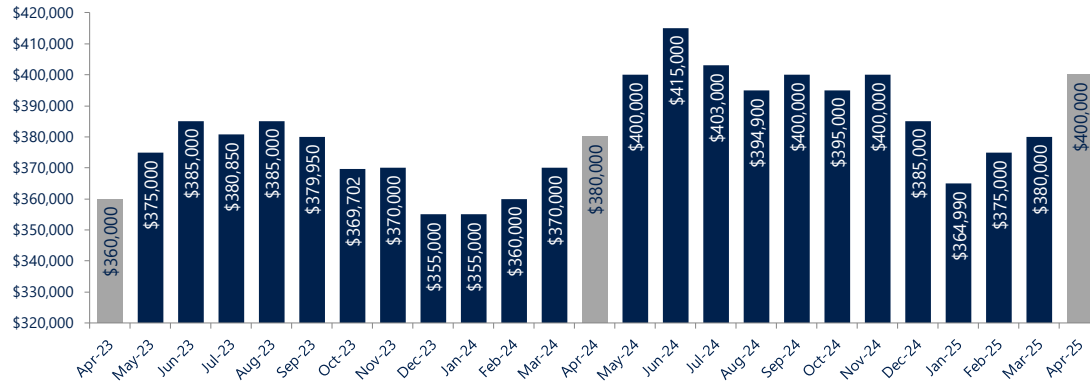
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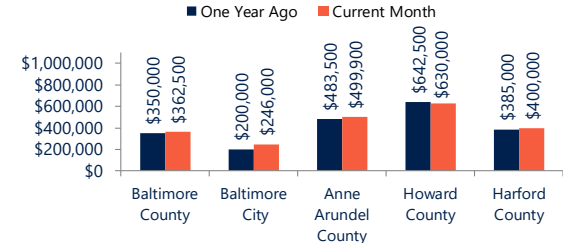


BALTIMORE METROPOLITAN AREA - APRIL 2025

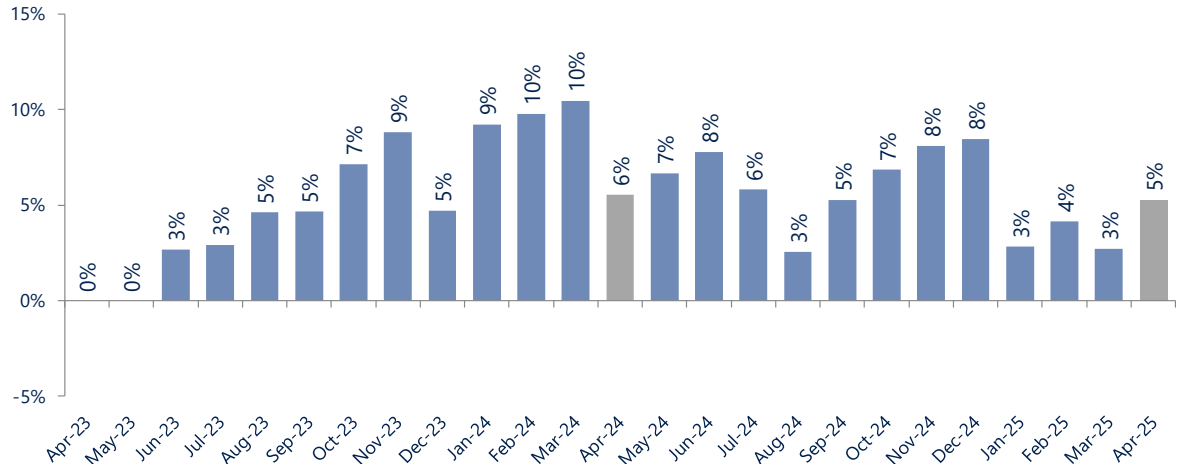
Median Sales Price



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



Median Sale Price
Percent Change Year/Year

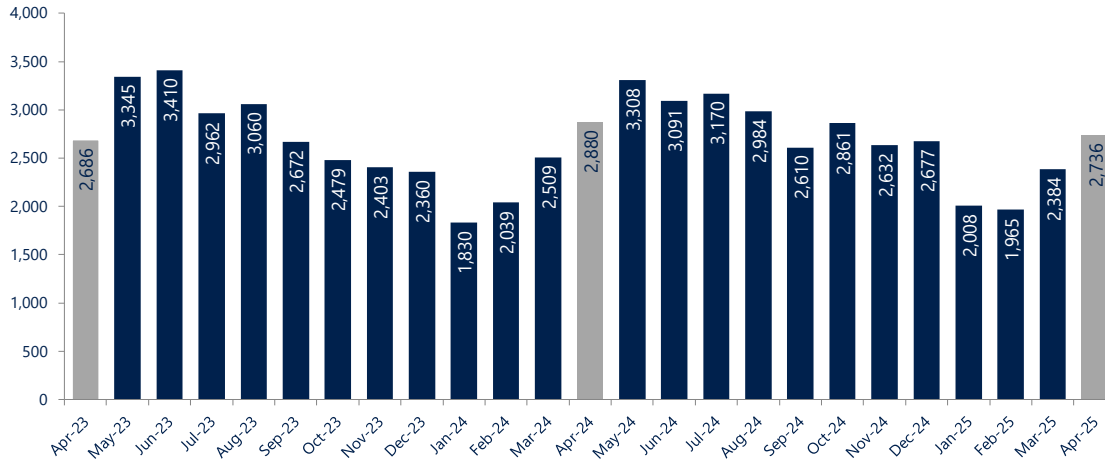


Highlights

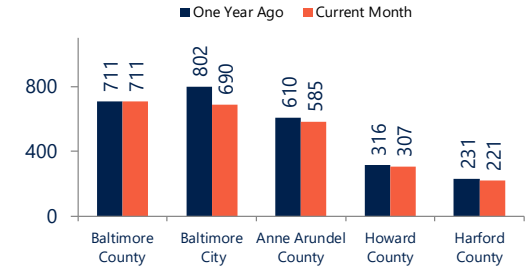
- This April, the median sale price was \$400,000, an increase of 5% compared to March.
- The current median sale price was 5% higher than in April 2024.

BALTIMORE METROPOLITAN AREA - APRIL 2025

Total Units Sold



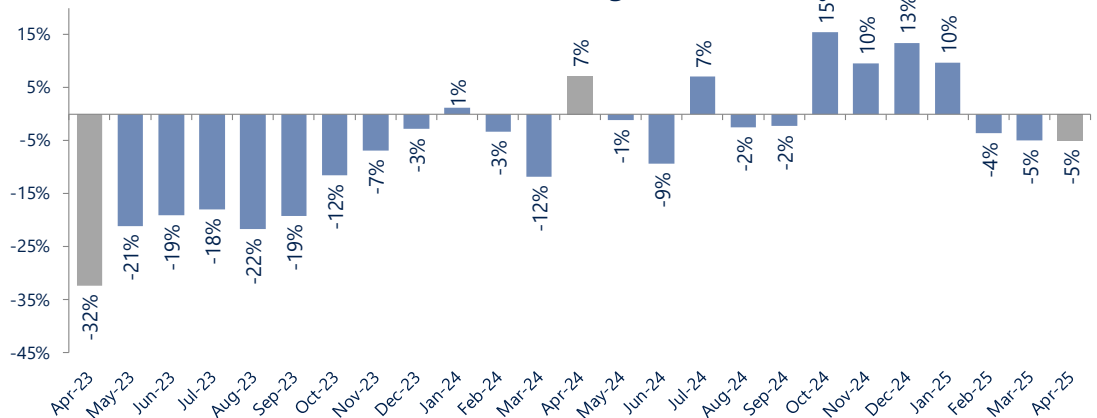
Total Units Sold Of Top Five Counties/Cities Based on Total Units Sold



Highlights

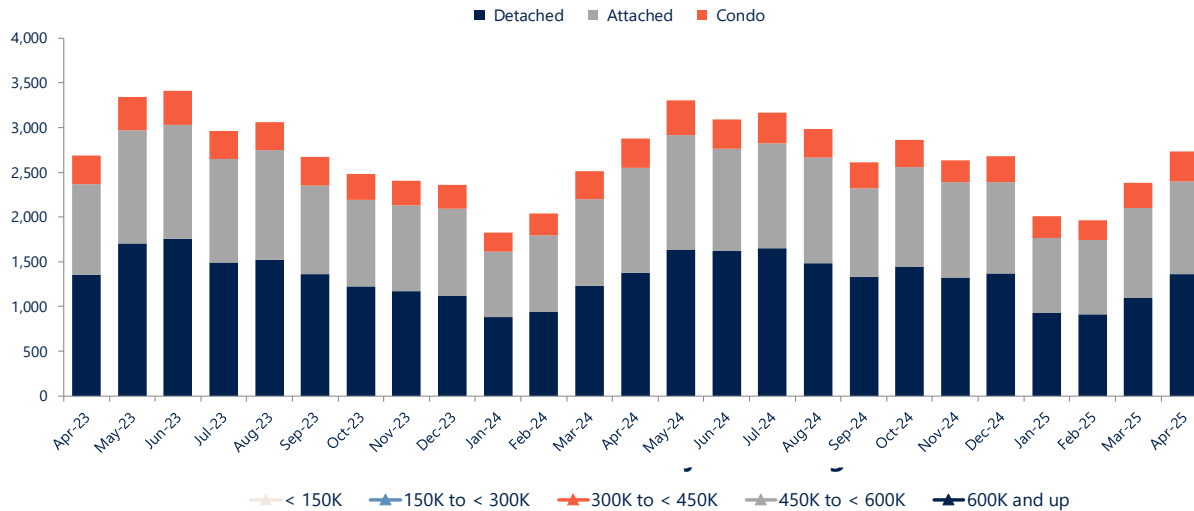
- There was an increase of 15% in total units sold in April compared to March.
- This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

Total Units Sold Percent Change Year/Year

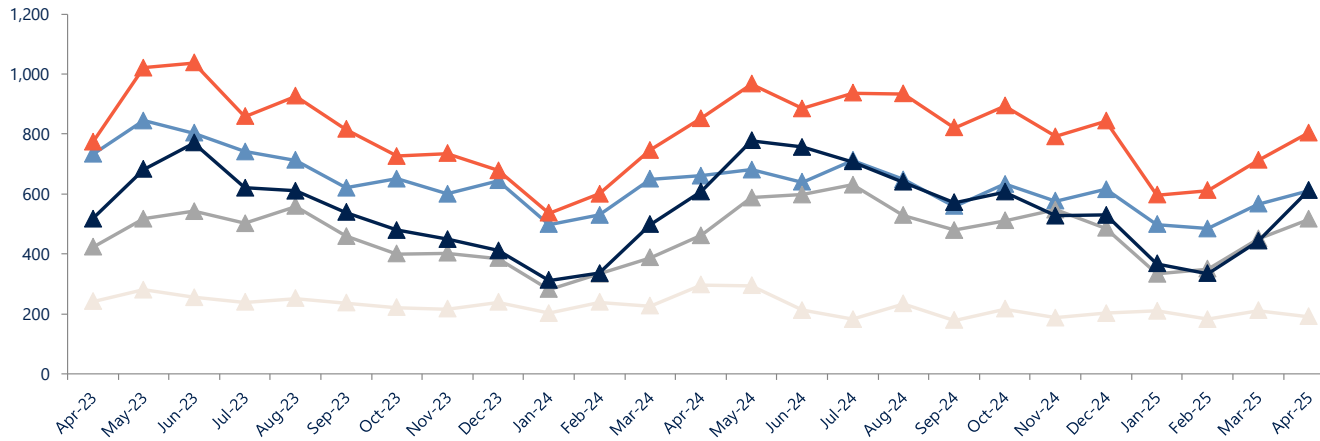
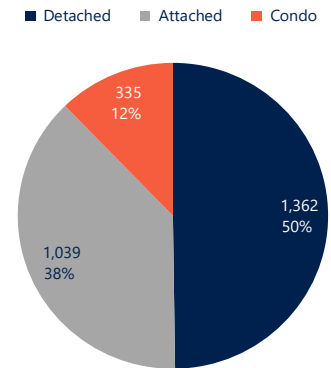


BALTIMORE METROPOLITAN AREA - APRIL 2025

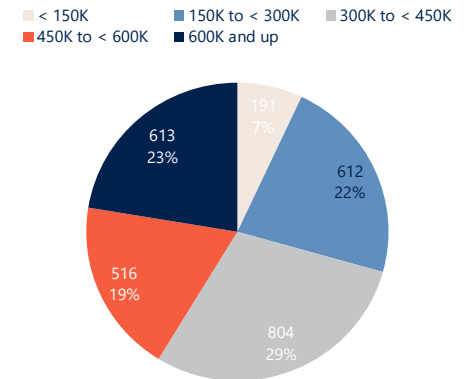
Total Units Sold by Type



Total Units Sold by Type
Current Month

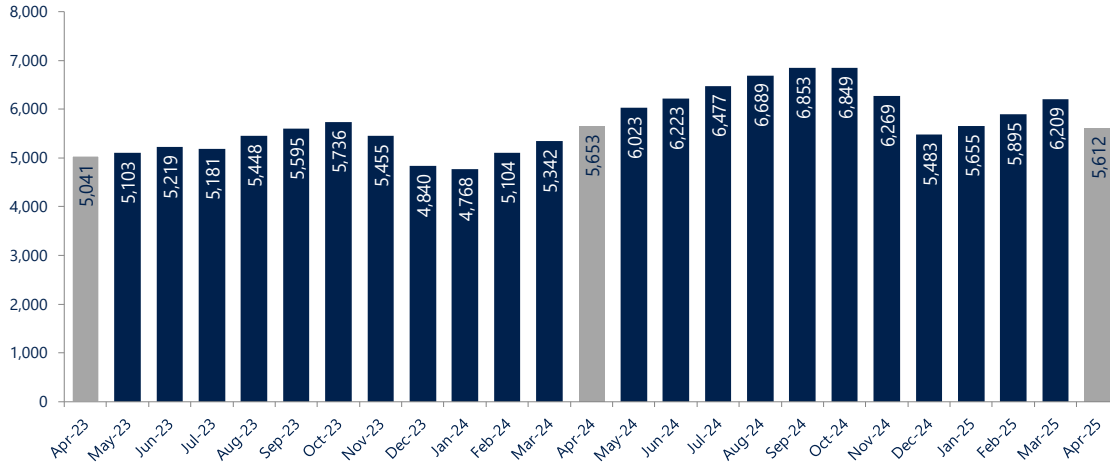


Total Units Sold by Price Range
Current Month



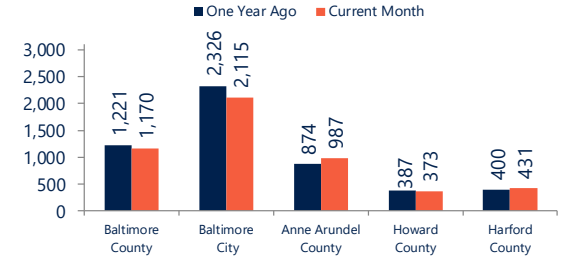
BALTIMORE METROPOLITAN AREA - APRIL 2025

Total Active Inventory



Total Active Inventory

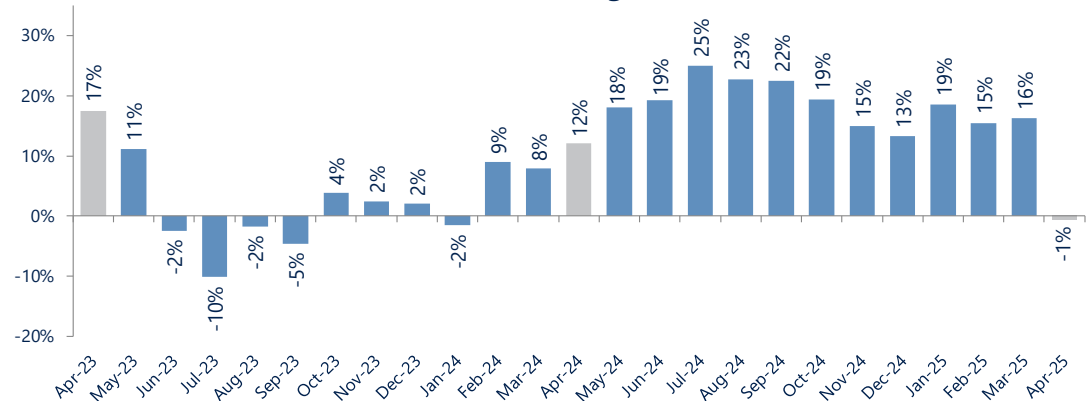
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

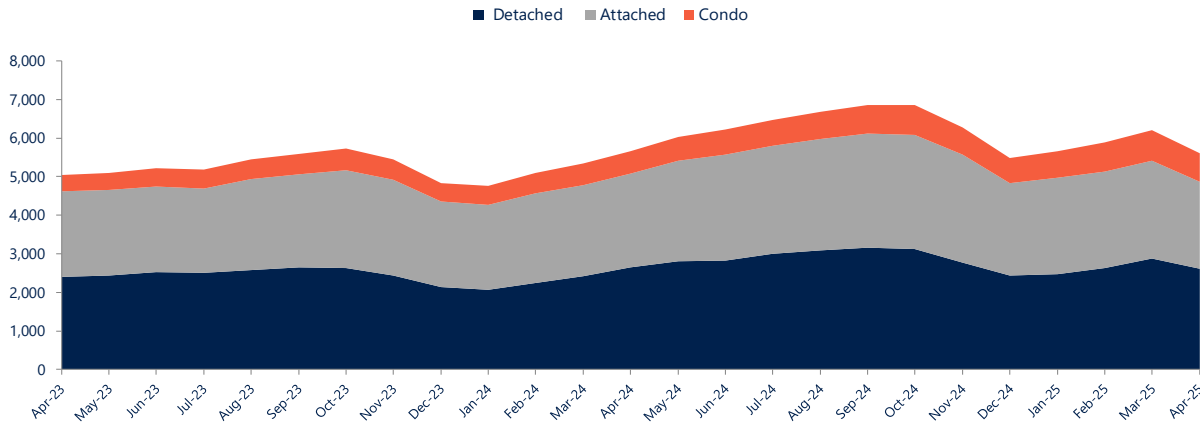
- The total number of homes available this month was 5,612, which was relatively stable compared to a year ago.
- This April's supply was 10% lower than the previous month's supply of available inventory.

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

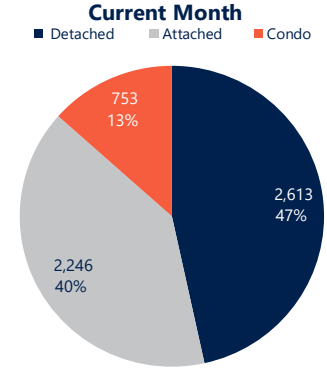


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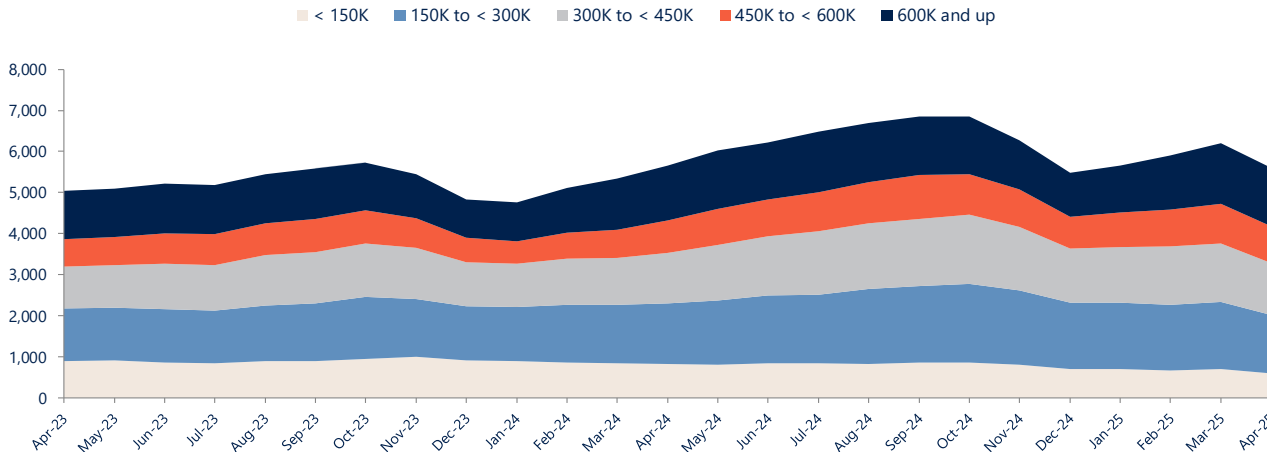
Total Active Inventory by Type



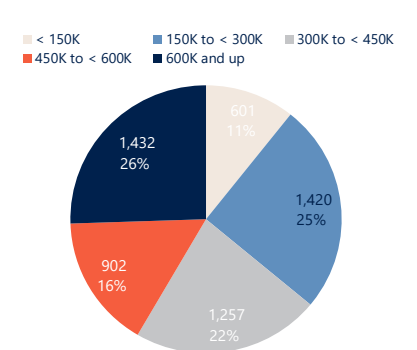
Total Active Inventory by Type



Total Active Inventory by Price Range

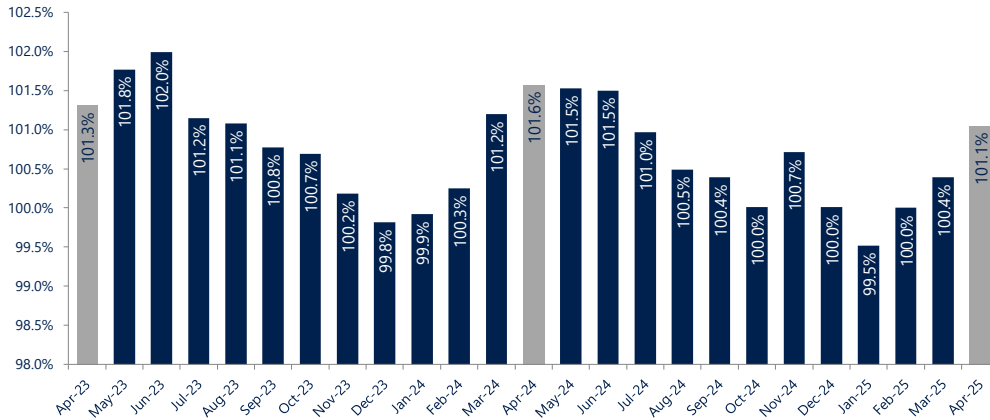


Total Active Inventory by Price Range

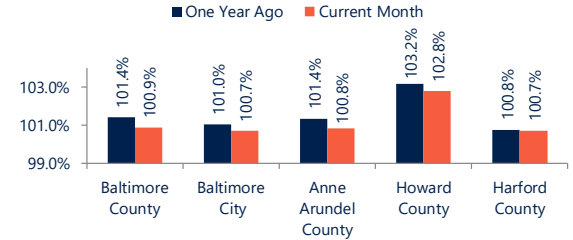


BALTIMORE METROPOLITAN AREA - APRIL 2025

Average Sale Price as a Percent of List Price



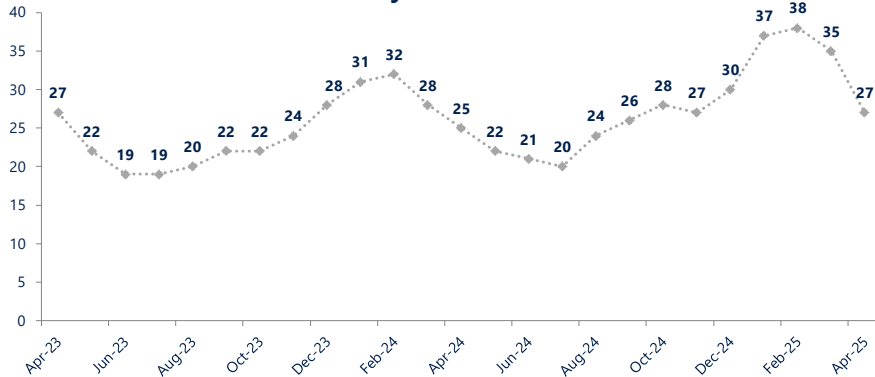
**Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold**



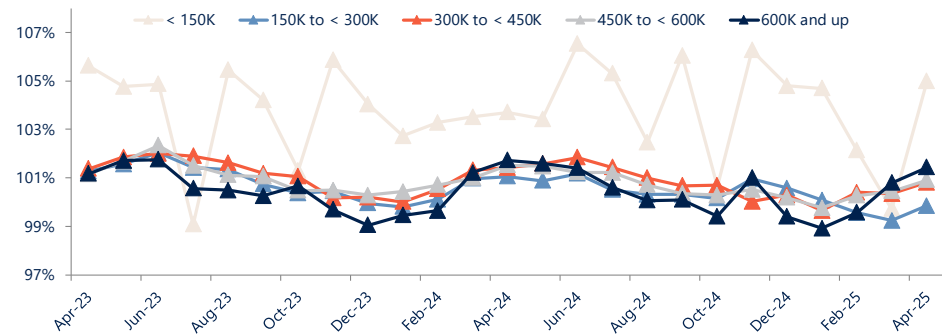
Days on Market	
Current Month	One Year Ago
27	25
Up 8% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
101.1%	101.6%
Down -0.5% Vs. Year Ago	

Days on Market

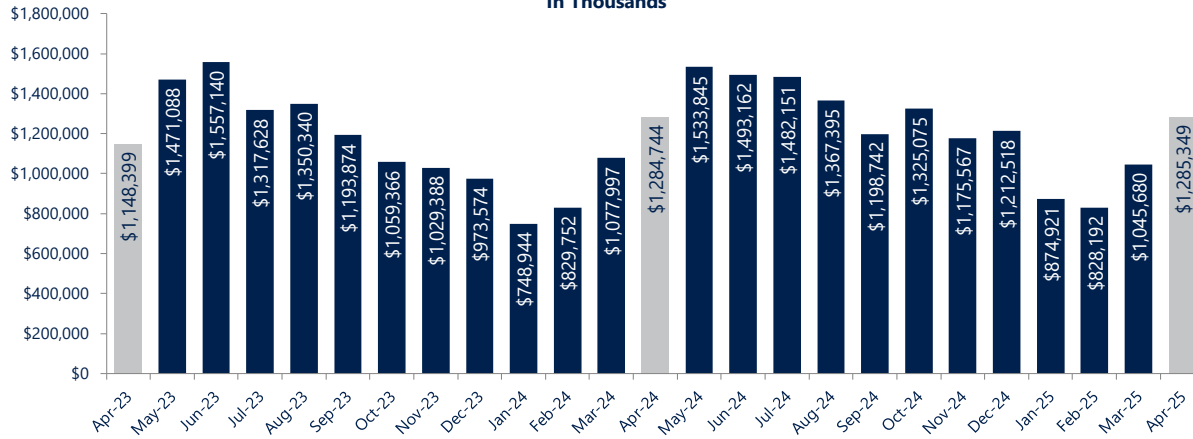


**Average Sale Price as a Percent of List Price
by Price Range**



BALTIMORE METROPOLITAN AREA - APRIL 2025

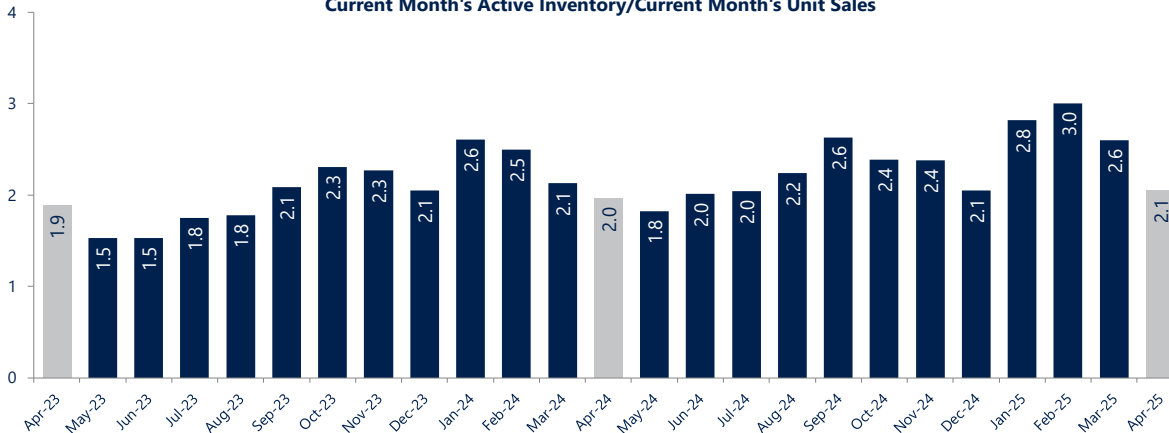
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this April was similar to the dollar volume sold one year ago.
- In April, there was 2.1 months of supply available, compared to 2.0 in April 2024. That was an increase of 5% versus a year ago.

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



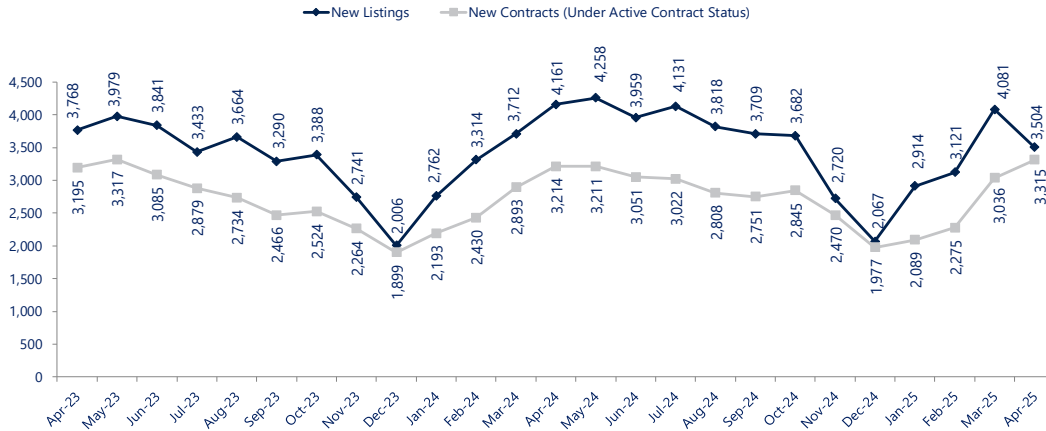
Total Dollar Volume Sold	
Current Month	One Year Ago
\$1,285,348,991	\$1,284,744,030
No Change Vs. Year Ago	

Months of Supply	
Current Month	One Year Ago
2.1	2.0
Up 5% Vs. Year Ago	

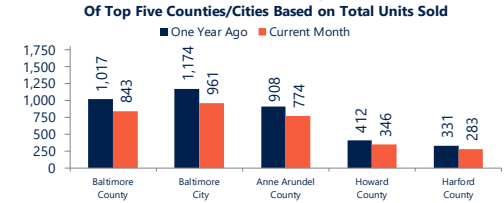


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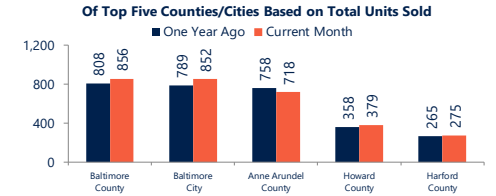
New Listings & New Contracts



New Listings



New Contracts



New Listings	
Current Month	One Year Ago
3,504	4,161
Down -16% 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 18% from April 2024.

New Contracts	
Current Month	One Year Ago
3,315	3,214
Up 3% Vs. Year Ago	

Supply/Demand Ratio

Number of New Listings to New Contracts

