

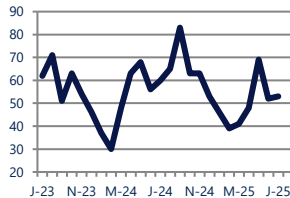
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

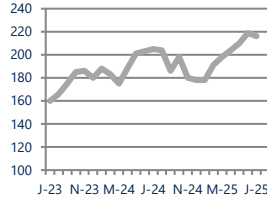
53



**Down -12%**  
Vs. Year Ago

## Active Inventory

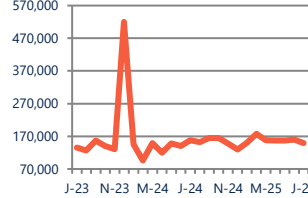
216



**Up 5%**  
Vs. Year Ago

## Median Sale Price

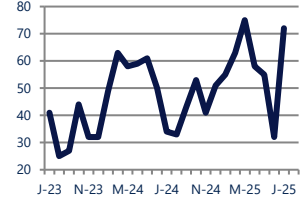
\$149,000



**Down -5%**  
Vs. Year Ago

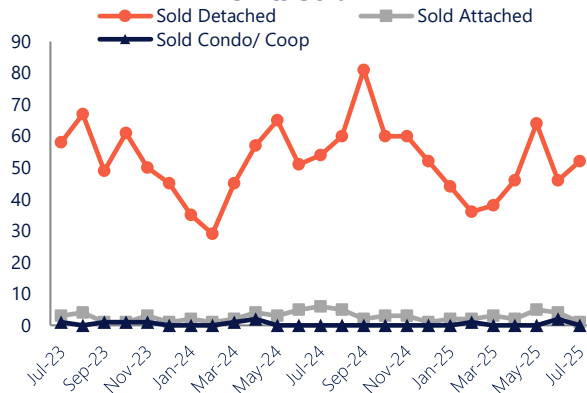
## Days On Market

72



**Up 112%**  
Vs. Year Ago

## Units Sold\*



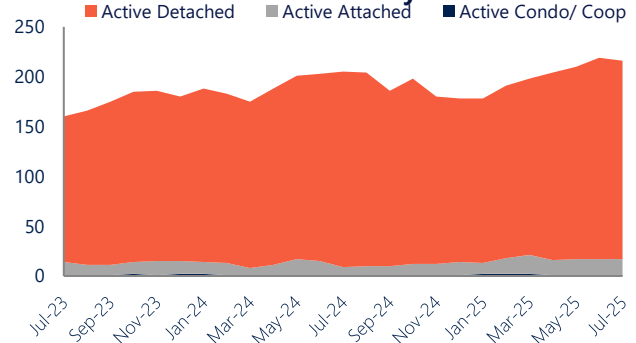
## Units Sold

There was an increase in total units sold in July, with 53 sold this month in Allegany County versus 52 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 5%. The total number of active inventory this July was 216 compared to 205 in July 2024. This month's total of 216 is lower than the previous month's total supply of available inventory of 219, a decrease of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Allegany County Homes was \$157,500. This July, the median sale price was \$149,000, a decrease of 5% or \$8,500 compared to last year. The current median sold price is 7% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

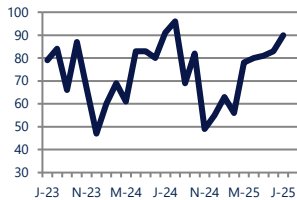
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

JULY 2025

## New Listings

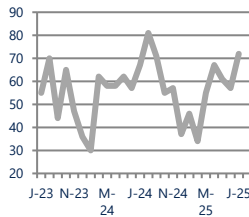
90



**Down -1%**  
Vs. Year Ago

## Current Contracts

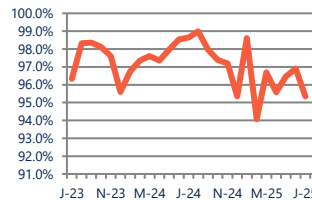
72



**Up 7%**  
Vs. Year Ago

## Sold Vs. List Price

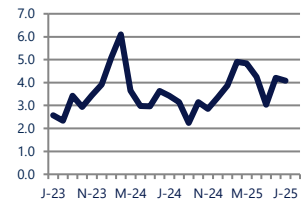
95.4%



**Down -3.3%**  
Vs. Year Ago

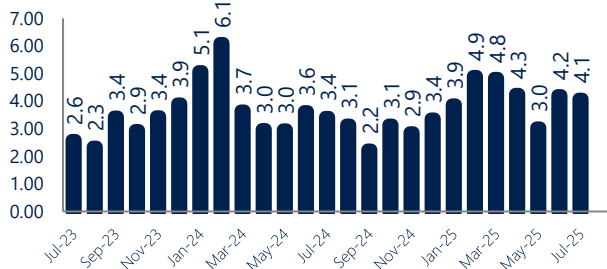
## Months of Supply

4.1



**Up 19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

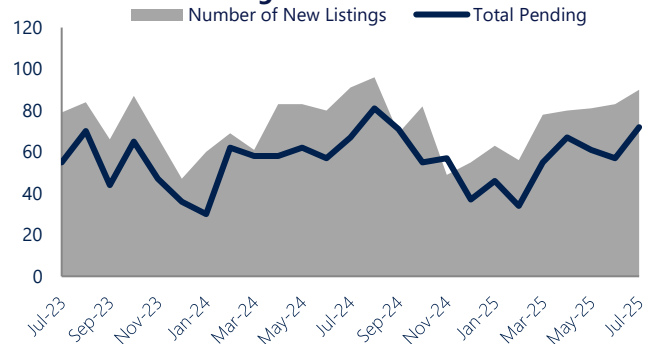
In July, there was 4.1 months of supply available in Allegany County, compared to 3.4 in July 2024. That is an increase of 19% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

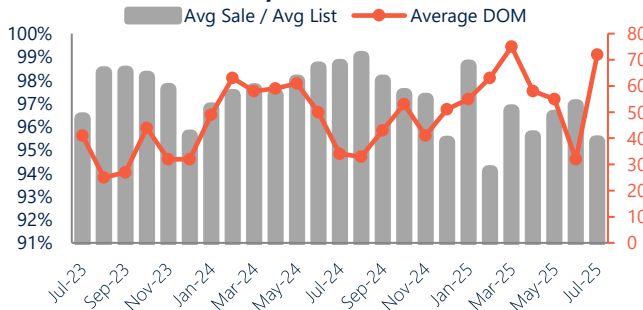
## New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Allegany County compared to 91 in July 2024, a decrease of 1%. There were 72 current contracts pending sale this July compared to 67 a year ago. The number of current contracts is 7% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Allegany County was 95.4% of the average list price, which is 3.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 34, an increase of 112%.