

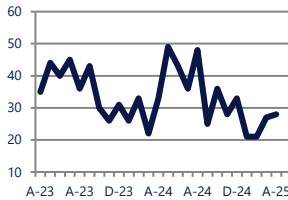
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESAPEAKE BEACH, NORTH BEACH, AND DUNKIRK HOUSING MARKET**

APRIL 2025

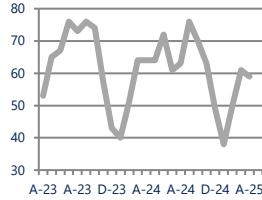
Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold
28



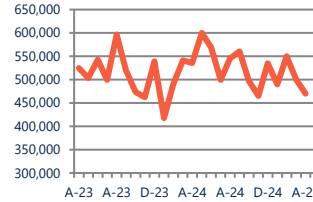
Down -15%
Vs. Year Ago

Active Inventory
59



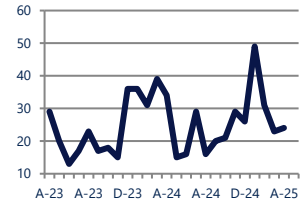
Down -8%
Vs. Year Ago

Median Sale Price
\$470,000



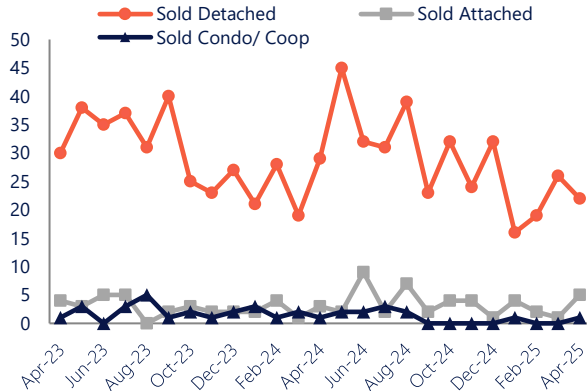
Down -12%
Vs. Year Ago

Days On Market
24



Down -29%
Vs. Year Ago

Units Sold*



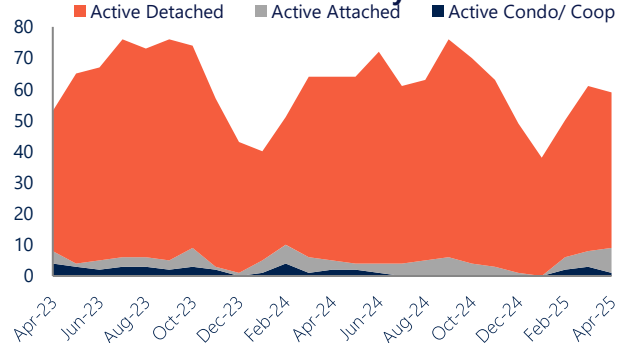
Units Sold

There was an increase in total units sold in April, with 28 sold this month in Chesapeake Beach, North Beach, and Dunkirk versus 27 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

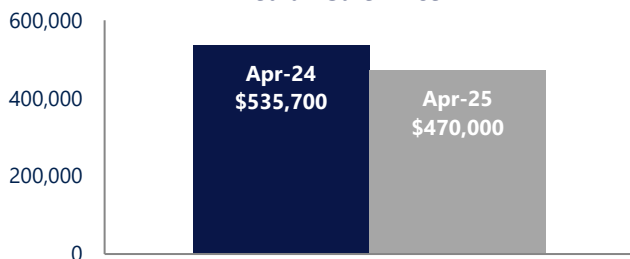
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 8%. The total number of active inventory this April was 59 compared to 64 in April 2024. This month's total of 59 is lower than the previous month's total supply of available inventory of 61, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$535,700. This April, the median sale price was \$470,000, a decrease of 12% or \$65,700 compared to last year. The current median sold price is 6% lower than in March.

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

Chesapeake Beach, North Beach, and Dunkirk are defined as properties listed in zip code/s 20732, 20689, 20714, 20754 and 20736.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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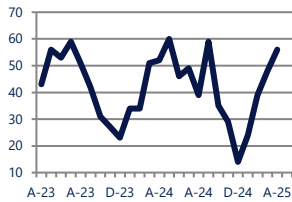
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New Listings

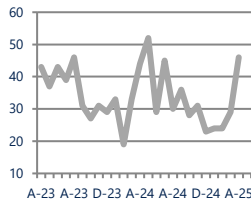
56



Up 8%
Vs. Year Ago

Current Contracts

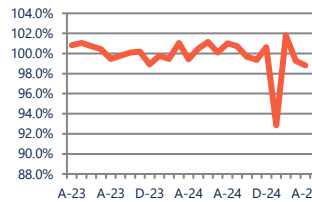
46



Up 5%
Vs. Year Ago

Sold Vs. List Price

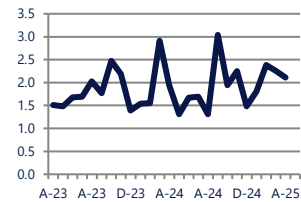
98.8%



Down -0.6%
Vs. Year Ago

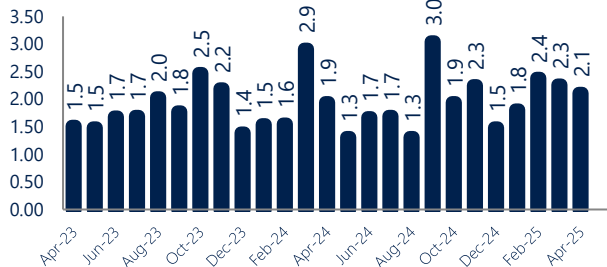
Months of Supply

2.1



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

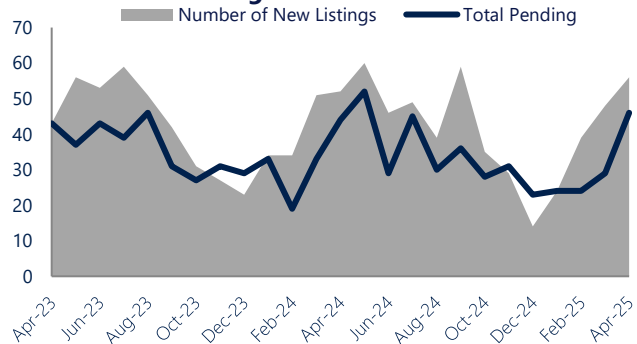
In April, there was 2.1 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 1.9 in April 2024. That is an increase of 9% versus a year ago.

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.

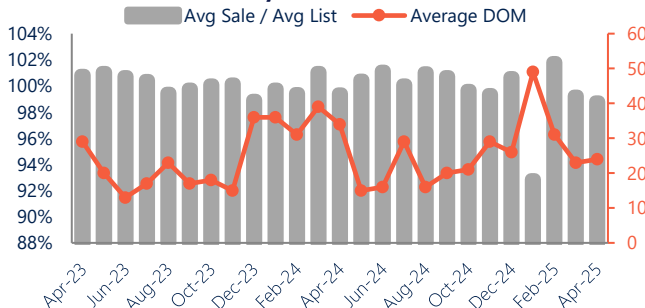
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 52 in April 2024, an increase of 8%. There were 46 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chesapeake Beach, North Beach, and Dunkirk was 98.8% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 34, a decrease of 29%.

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