

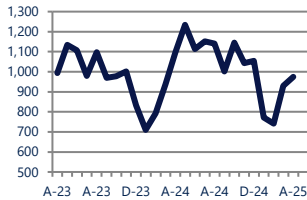
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EASTERN SHORE MARYLAND HOUSING MARKET**

APRIL 2025

Units Sold

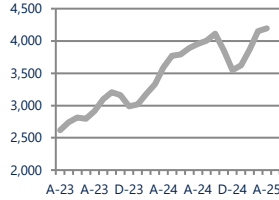
975



Down -11%
Vs. Year Ago

Active Inventory

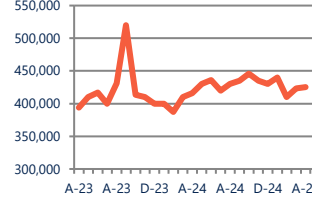
4,195



Up 17%
Vs. Year Ago

Median Sale Price

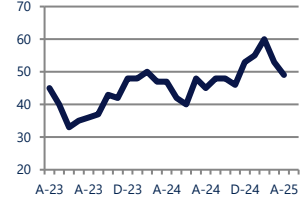
\$425,000



Up 2%
Vs. Year Ago

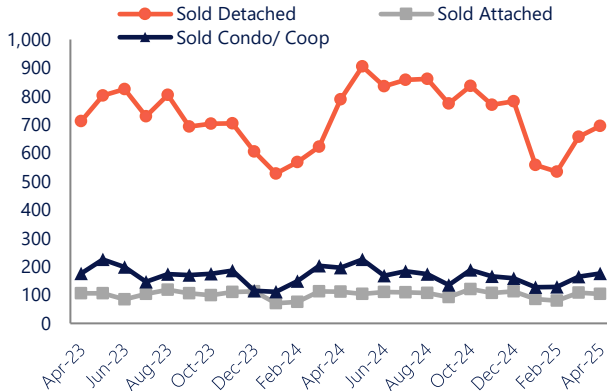
Days On Market

49



Up 4%
Vs. Year Ago

Units Sold*



Units Sold

There was an increase in total units sold in April, with 975 sold this month in Eastern Shore Maryland versus 929 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 609 units or 17%. The total number of active inventory this April was 4,195 compared to 3,586 in April 2024. This month's total of 4,195 is higher than the previous month's total supply of available inventory of 4,152, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Eastern Shore Maryland Homes was \$415,750. This April, the median sale price was \$425,000, an increase of 2% or \$9,250 compared to last year. The current median sold price is approximately the same as the median price in March.

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

*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

*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.

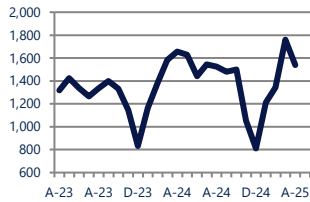
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FOCUS ON: **EASTERN SHORE MARYLAND HOUSING MARKET**

APRIL 2025

New Listings

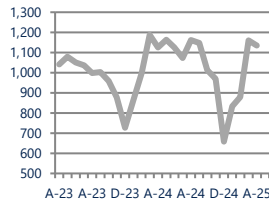
1,539



Down -7%
Vs. Year Ago

Current Contracts

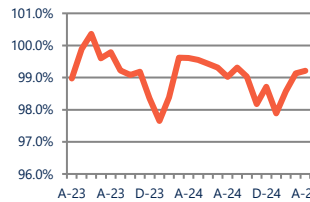
1,135



Up 1%
Vs. Year Ago

Sold Vs. List Price

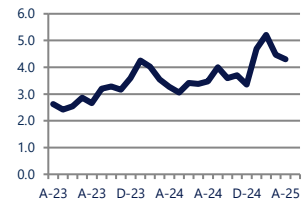
99.2%



No Change
Vs. Year Ago

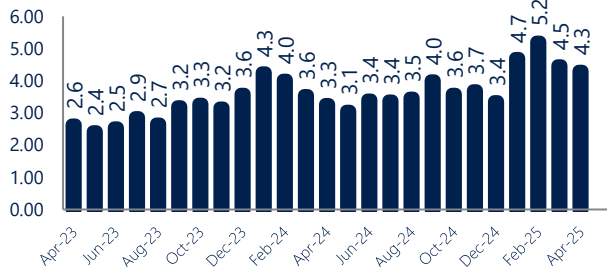
Months of Supply

4.3



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

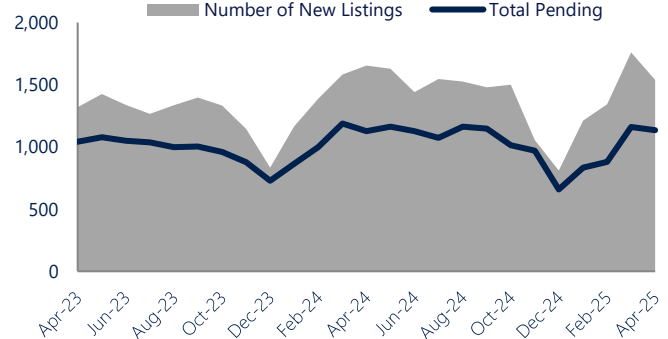
In April, there was 4.3 months of supply available in Eastern Shore Maryland, compared to 3.3 in April 2024. That is an increase of 32% versus a year ago.

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.

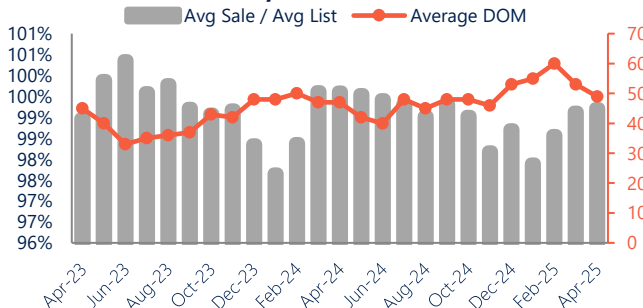
New Listings & Current Contracts

This month there were 1,539 homes newly listed for sale in Eastern Shore Maryland compared to 1,655 in April 2024, a decrease of 7%. There were 1,135 current contracts pending sale this April compared to 1,126 a year ago. The number of current contracts is 1% 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 Eastern Shore Maryland was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 47, an increase of 4%.

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