

THE LONG & FOSTER MARKET MINUTE™

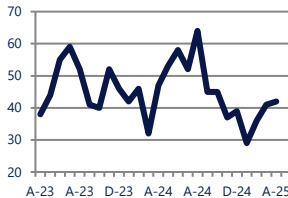
FOCUS ON: **ELKTON, EARLEVILLE, AND CHESAPEAKE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21921, 21919, 21915, 21912, 21920, 21913 and 21930

Units Sold

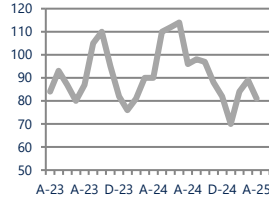
42



Down -11%
Vs. Year Ago

Active Inventory

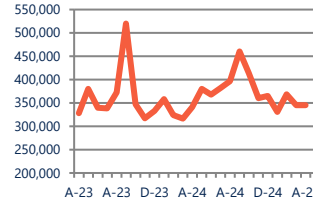
81



Down -10%
Vs. Year Ago

Median Sale Price

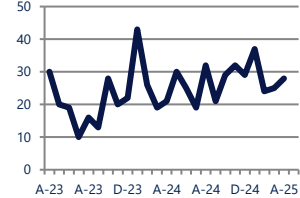
\$345,000



Up 1%
Vs. Year Ago

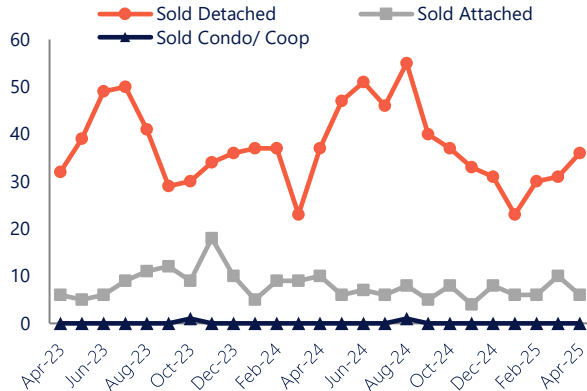
Days On Market

28



Up 33%
Vs. Year Ago

Units Sold*



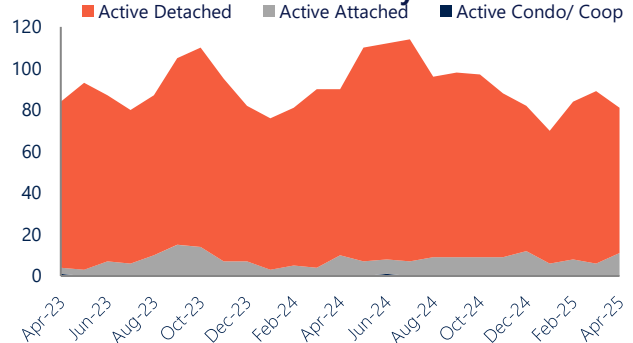
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Elkton, Earleville, and Chesapeake City versus 41 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

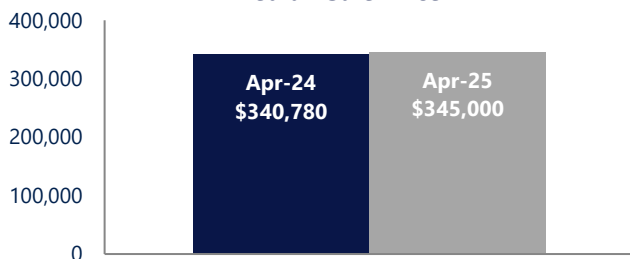
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 10%. The total number of active inventory this April was 81 compared to 90 in April 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 89, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Elkton, Earleville, and Chesapeake City Homes was \$340,780. This April, the median sale price was \$345,000, an increase of 1% or \$4,220 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.

Elkton, Earleville, and Chesapeake City are defined as properties listed in zip code/s 21921, 21919, 21915, 21912, 21920, 21913 and 21930.

*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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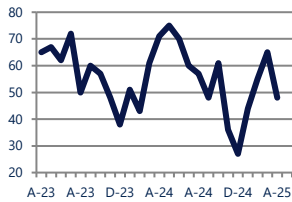
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New Listings

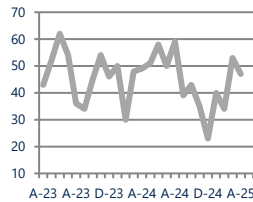
48



Down -32%
Vs. Year Ago

Current Contracts

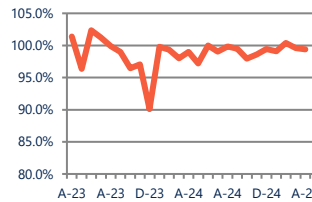
47



Down -4%
Vs. Year Ago

Sold Vs. List Price

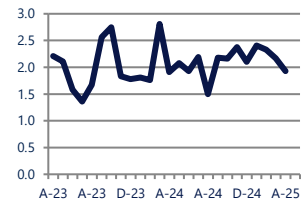
99.4%



No Change
Vs. Year Ago

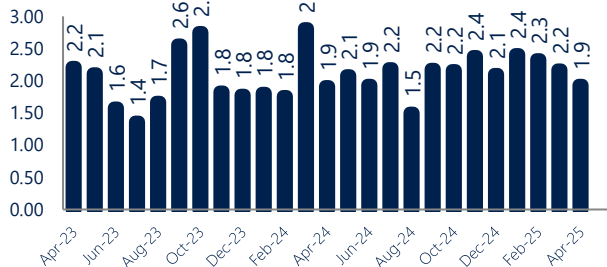
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

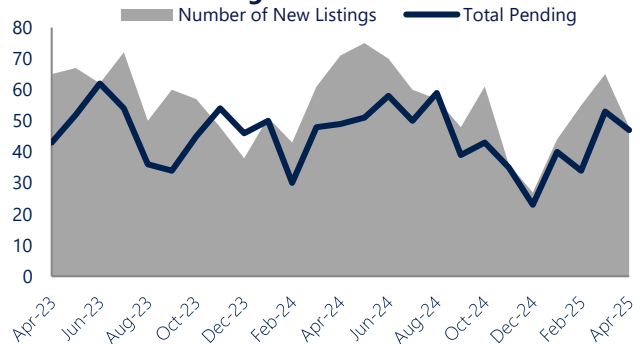
In April, there was 1.9 months of supply available in Elkton, Earleville, and Chesapeake City. The amount of supply is similar compared to a year ago.

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.

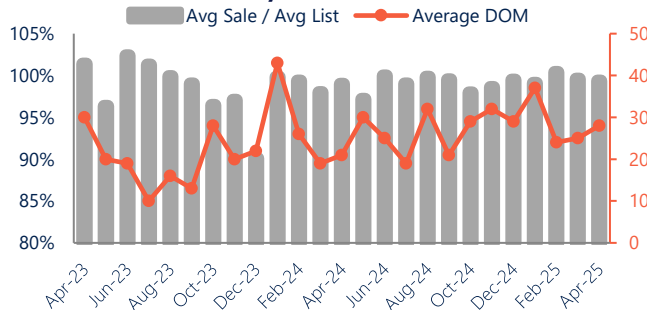
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Elkton, Earleville, and Chesapeake City compared to 71 in April 2024, a decrease of 32%. There were 47 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 4% lower 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 Elkton, Earleville, and Chesapeake City was 99.4% 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 28, higher than the average last year, which was 21, an increase of 33%.

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