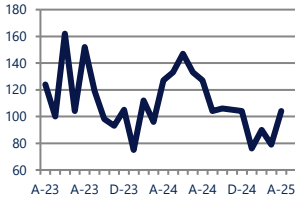


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SAINT MARY'S COUNTY HOUSING MARKET**

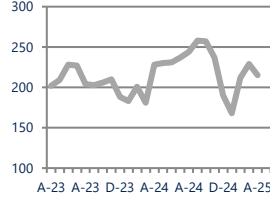
APRIL 2025

## Units Sold 104



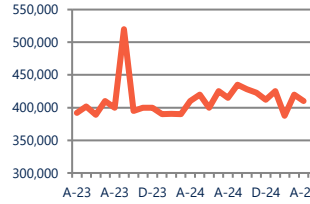
**Down -18%**  
Vs. Year Ago

## Active Inventory 215



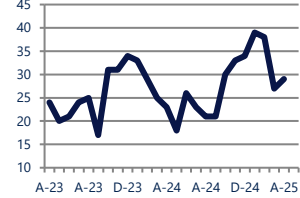
**Down -6%**  
Vs. Year Ago

## Median Sale Price \$410,000



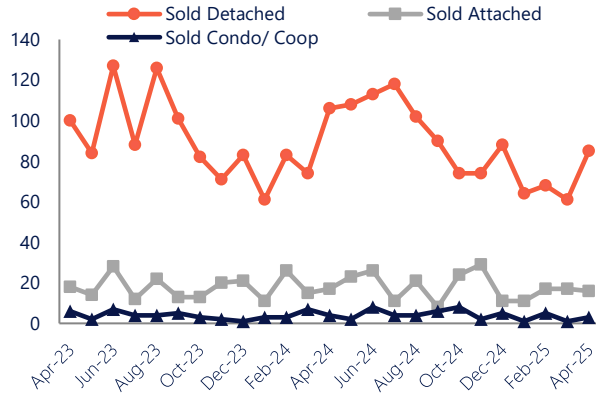
**No Change**  
Vs. Year Ago

## Days On Market 29



**Up 26%**  
Vs. Year Ago

### Units Sold\*



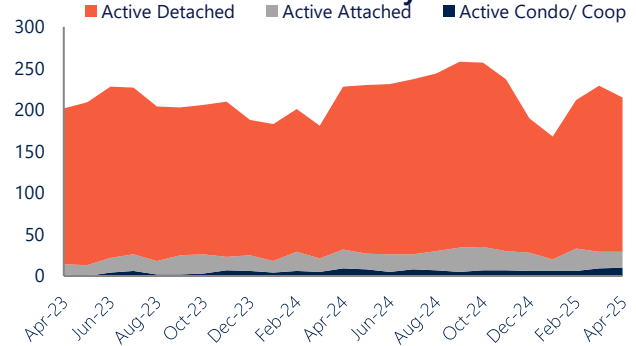
## Units Sold

There was an increase in total units sold in April, with 104 sold this month in Saint Mary's County versus 79 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

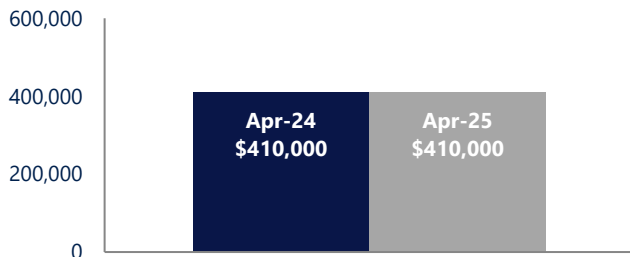
## Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 6%. The total number of active inventory this April was 215 compared to 228 in April 2024. This month's total of 215 is lower than the previous month's total supply of available inventory of 229, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Saint Mary's County Homes was \$410,000. This April, the median sale price was \$410,000, which is similar compared to a year ago. The current median sold price is 2% higher 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.

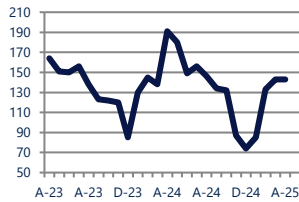
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SAINT MARY'S COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

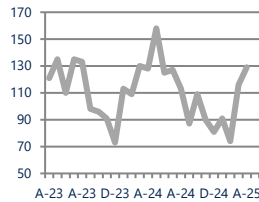
143



**Down -25%**  
Vs. Year Ago

## Current Contracts

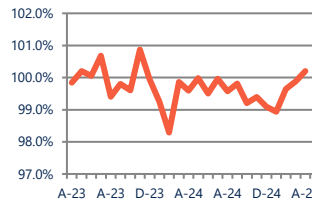
129



**Up 1%**  
Vs. Year Ago

## Sold Vs. List Price

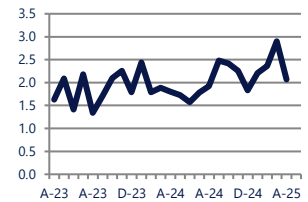
100.2%



**Up 0.6%**  
Vs. Year Ago

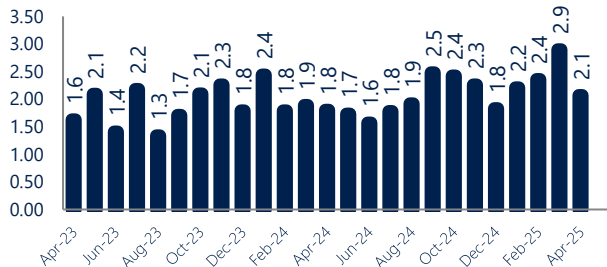
## Months of Supply

2.1



**Up 15%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

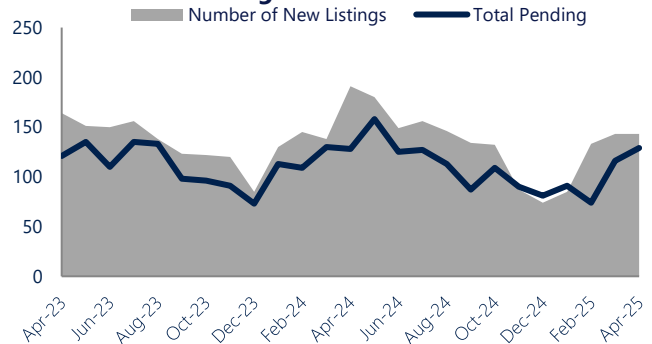
In April, there was 2.1 months of supply available in Saint Mary's County, compared to 1.8 in April 2024. That is an increase of 15% versus a year ago.

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.

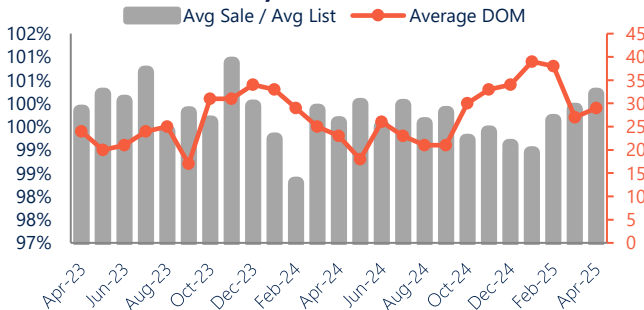
## New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Saint Mary's County compared to 191 in April 2024, a decrease of 25%. There were 129 current contracts pending sale this April compared to 128 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 Saint Mary's County was 100.2% of the average list price, which is 0.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 23, an increase of 26%.