

# THE LONG & FOSTER MARKET MINUTE™

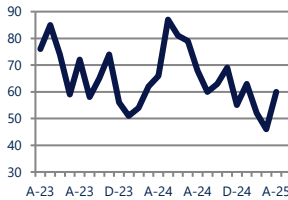
FOCUS ON: **SALISBURY AND FRUITLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 21801, 21804 and 21826

## Units Sold

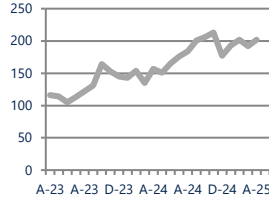
60



**Down -9%**  
Vs. Year Ago

## Active Inventory

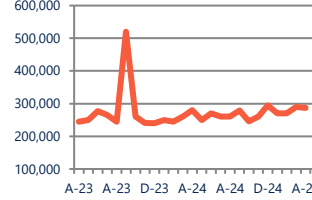
202



**Up 29%**  
Vs. Year Ago

## Median Sale Price

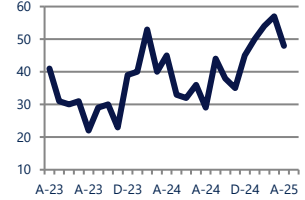
\$286,700



**Up 2%**  
Vs. Year Ago

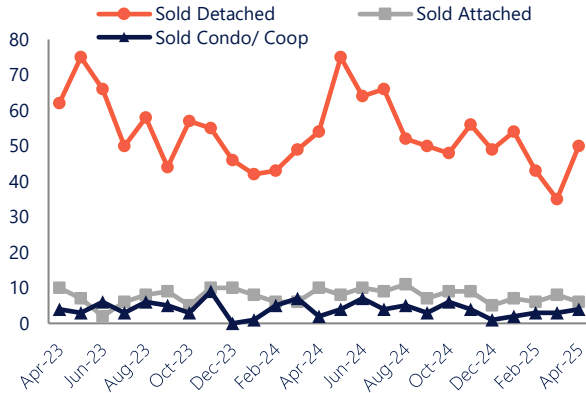
## Days On Market

48



**Up 7%**  
Vs. Year Ago

## Units Sold\*



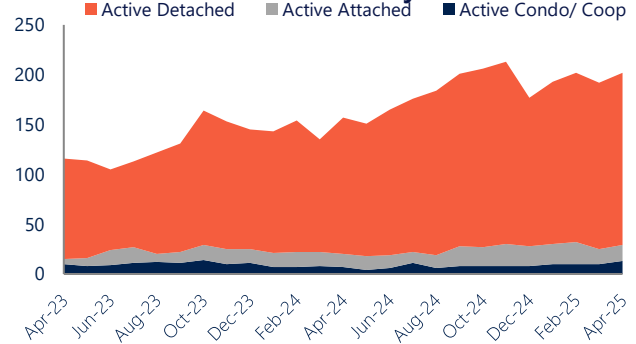
## Units Sold

There was an increase in total units sold in April, with 60 sold this month in Salisbury and Fruitland versus 46 last month, an increase of 30%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

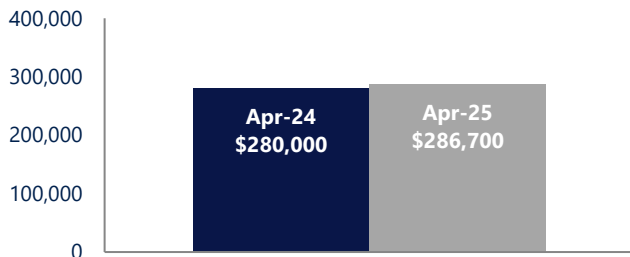
## Active Inventory

Versus last year, the total number of homes available this month is higher by 45 units or 29%. The total number of active inventory this April was 202 compared to 157 in April 2024. This month's total of 202 is higher than the previous month's total supply of available inventory of 192, an increase of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Salisbury and Fruitland Homes was \$280,000. This April, the median sale price was \$286,700, an increase of 2% or \$6,700 compared to last year. The current median sold price is 1% 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.

Salisbury and Fruitland are defined as properties listed in zip code/s 21801, 21804 and 21826.

\*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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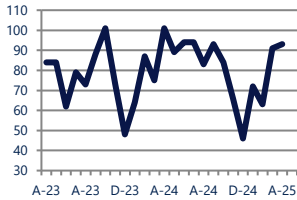
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APRIL 2025

Zip Code(s): 21801, 21804 and 21826

### New Listings

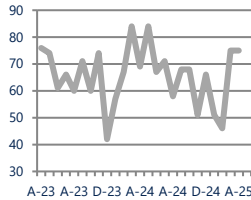
93



**Down -8%**  
Vs. Year Ago

### Current Contracts

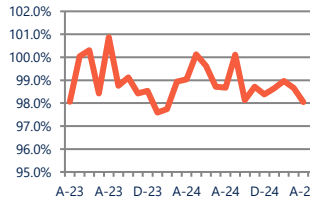
75



**Up 9%**  
Vs. Year Ago

### Sold Vs. List Price

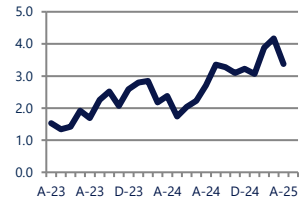
98.0%



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

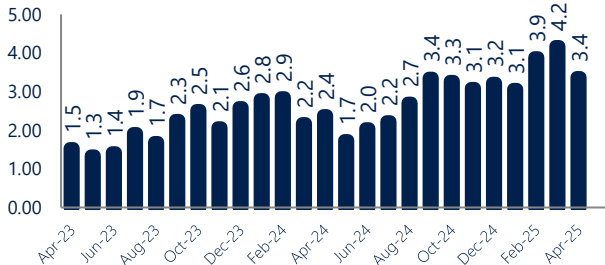
### Months of Supply

3.4



**Up 42%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

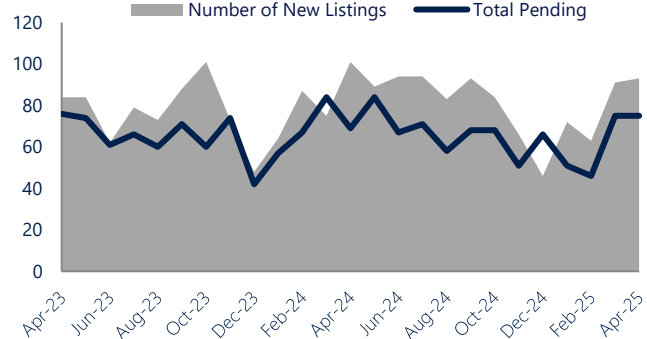
In April, there was 3.4 months of supply available in Salisbury and Fruitland, compared to 2.4 in April 2024. That is an increase of 42% versus a year ago.

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.

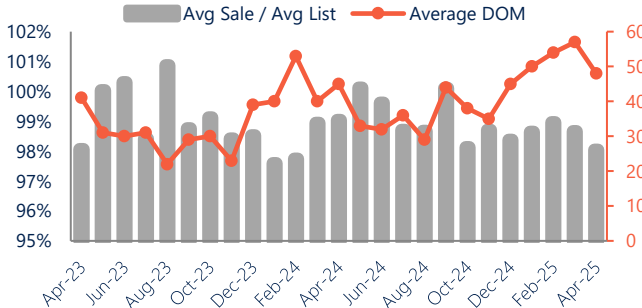
### New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Salisbury and Fruitland compared to 101 in April 2024, a decrease of 8%. There were 75 current contracts pending sale this April compared to 69 a year ago. The number of current contracts remained stable as compared to last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Salisbury and Fruitland was 98.0% of the average list price, which is 1.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 45, an increase of 7%.

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