

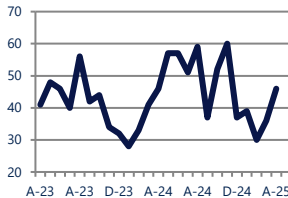
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TALBOT COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

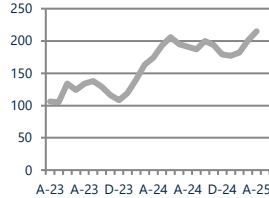
46



**No Change**  
Vs. Year Ago

## Active Inventory

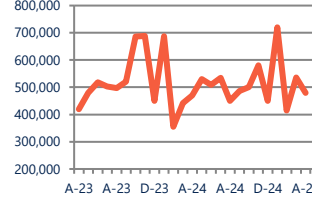
215



**Up 24%**  
Vs. Year Ago

## Median Sale Price

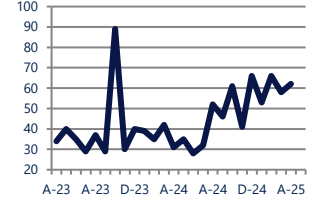
\$480,000



**Up 2%**  
Vs. Year Ago

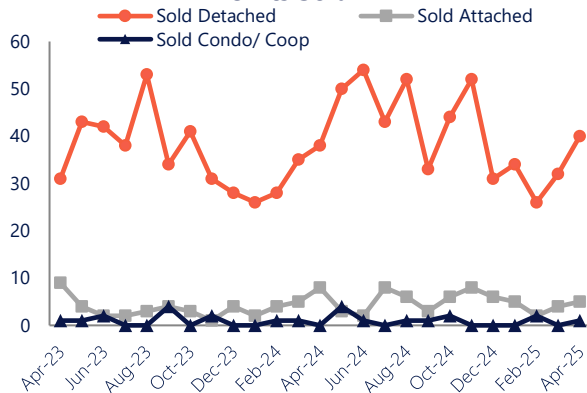
## Days On Market

62



**Up 100%**  
Vs. Year Ago

## Units Sold\*



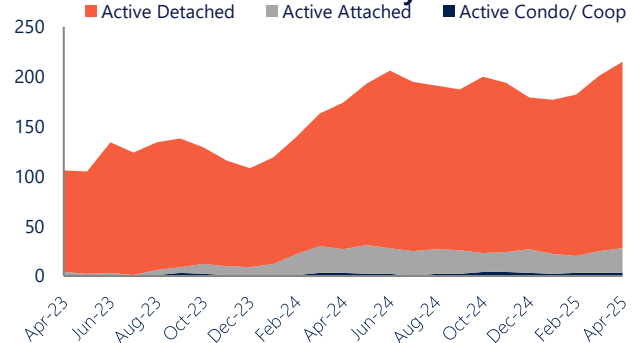
## Units Sold

There was an increase in total units sold in April, with 46 sold this month in Talbot County, an increase of 28%. This month's total units sold is similar compared to a year ago.

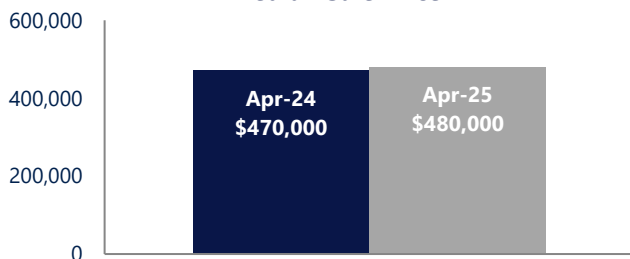
## Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 24%. The total number of active inventory this April was 215 compared to 174 in April 2024. This month's total of 215 is higher than the previous month's total supply of available inventory of 201, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Talbot County Homes was \$470,000. This April, the median sale price was \$480,000, an increase of 2% or \$10,000 compared to last year. The current median sold price is 10% 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.

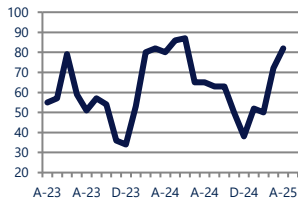
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TALBOT COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

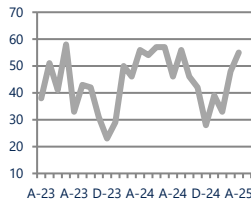
82



Up 2%  
Vs. Year Ago

## Current Contracts

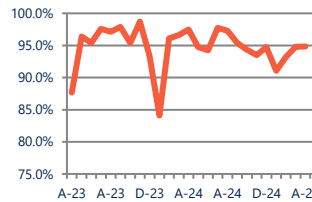
55



Down -2%  
Vs. Year Ago

## Sold Vs. List Price

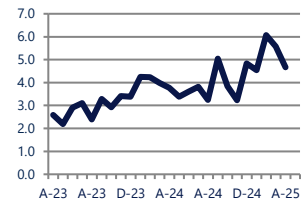
94.8%



Down -2.7%  
Vs. Year Ago

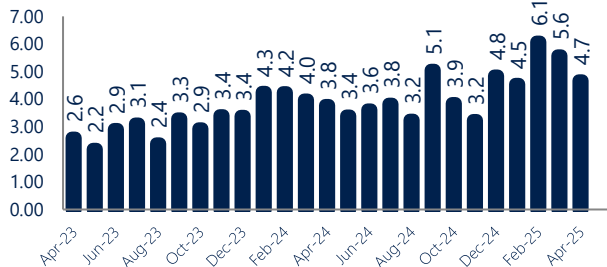
## Months of Supply

4.7



Up 24%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

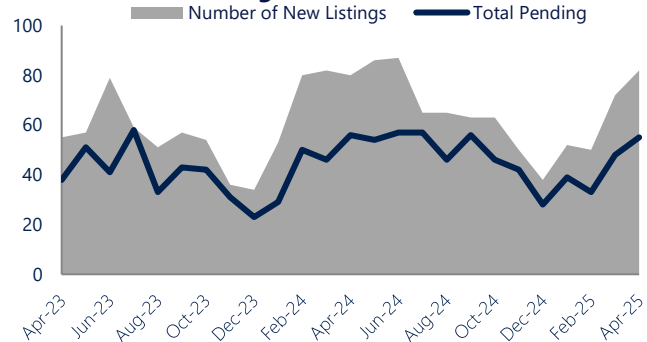
In April, there was 4.7 months of supply available in Talbot County, compared to 3.8 in April 2024. That is an increase of 24% versus a year ago.

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.

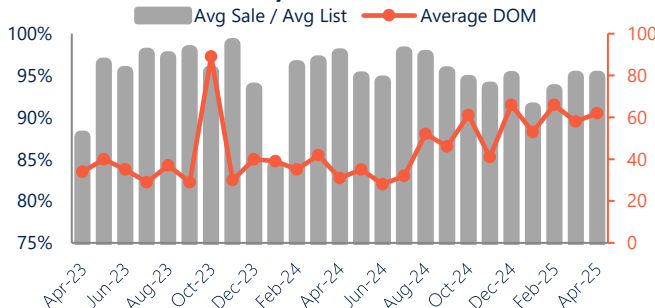
## New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Talbot County compared to 80 in April 2024, an increase of 3%. There were 55 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 2% 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 Talbot County was 94.8% of the average list price, which is 2.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 31, an increase of 100%.