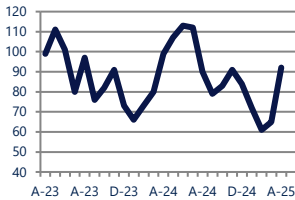


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FOCUS ON: **WICOMICO COUNTY HOUSING MARKET**

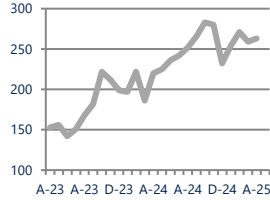
APRIL 2025

Units Sold 92



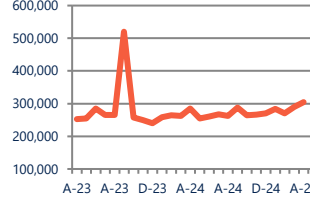
Down -7%
Vs. Year Ago

Active Inventory 263



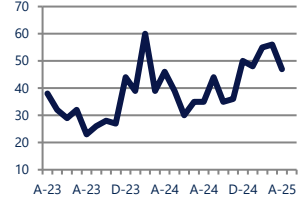
Up 20%
Vs. Year Ago

Median Sale Price \$304,500



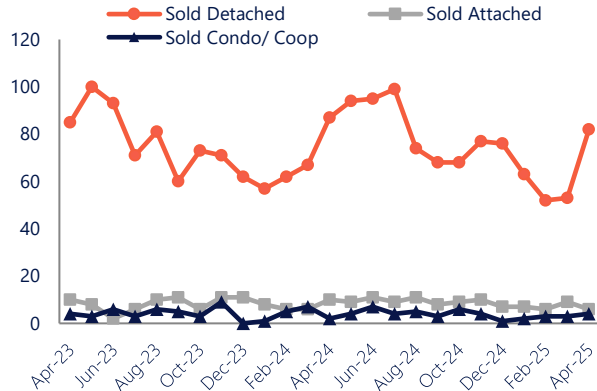
Up 7%
Vs. Year Ago

Days On Market 47



Up 2%
Vs. Year Ago

Units Sold*



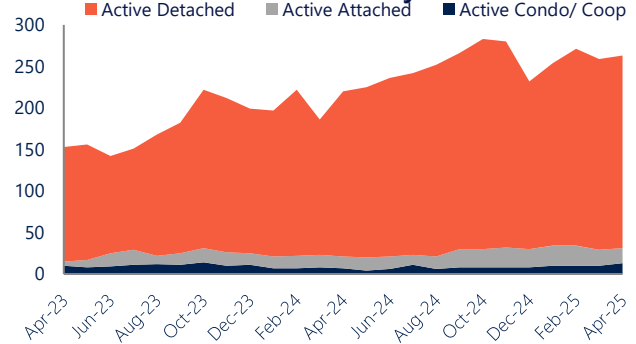
Units Sold

There was an increase in total units sold in April, with 92 sold this month in Wicomico County. This month's total units sold was lower than at this time last year.

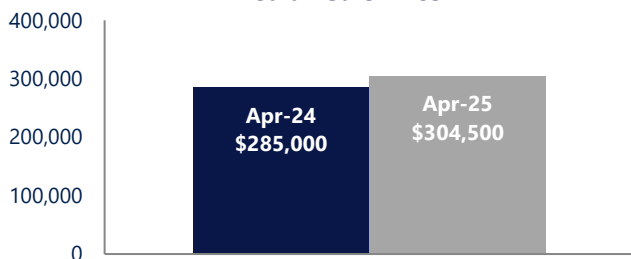
Active Inventory

Versus last year, the total number of homes available this month is higher by 43 units or 20%. The total number of active inventory this April was 263 compared to 220 in April 2024. This month's total of 263 is higher than the previous month's total supply of available inventory of 259, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Wicomico County Homes was \$285,000. This April, the median sale price was \$304,500, an increase of 7% or \$19,500 compared to last year. The current median sold price is 5% 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.

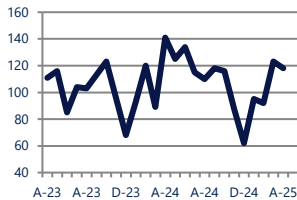
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WICOMICO COUNTY HOUSING MARKET**

APRIL 2025

New Listings

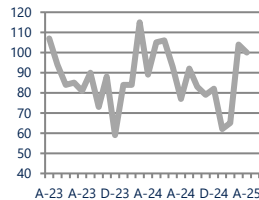
118



Down -16%
Vs. Year Ago

Current Contracts

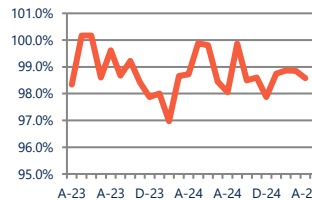
100



Up 12%
Vs. Year Ago

Sold Vs. List Price

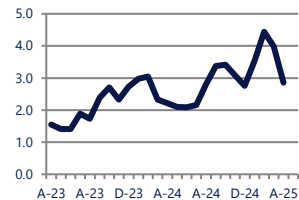
98.6%



No Change
Vs. Year Ago

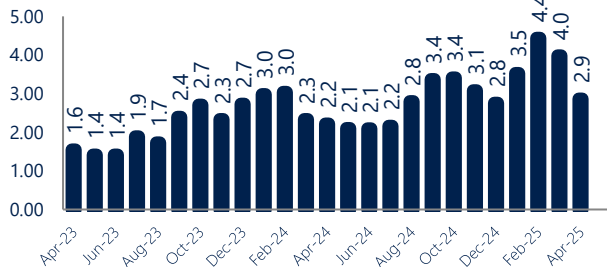
Months of Supply

2.9



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

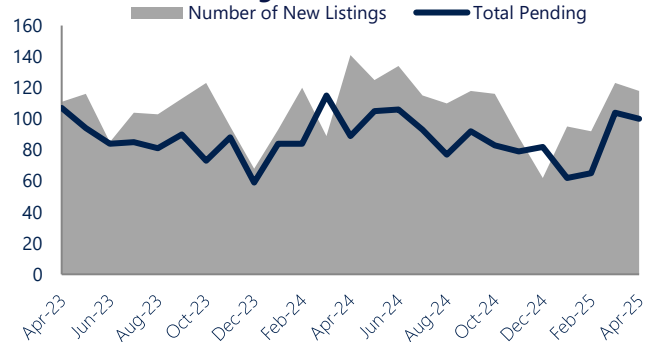
In April, there was 2.9 months of supply available in Wicomico County, compared to 2.2 in April 2024. That is an increase of 29% versus a year ago.

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.

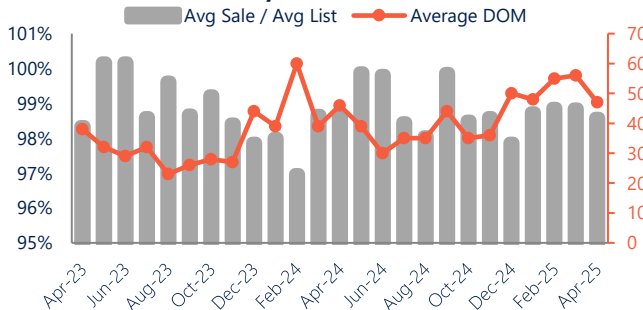
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Wicomico County compared to 141 in April 2024, a decrease of 16%. There were 100 current contracts pending sale this April compared to 89 a year ago. The number of current contracts is 12% 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 Wicomico County was 98.6% 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 47, higher than the average last year, which was 46, an increase of 2%.