

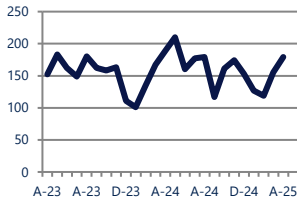
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WORCESTER COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

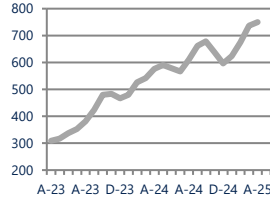
179



Down -5%
Vs. Year Ago

Active Inventory

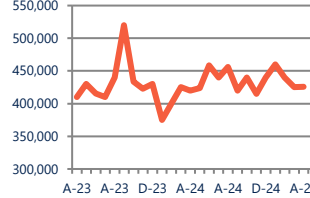
750



Up 30%
Vs. Year Ago

Median Sale Price

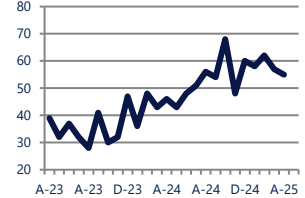
\$425,500



Up 1%
Vs. Year Ago

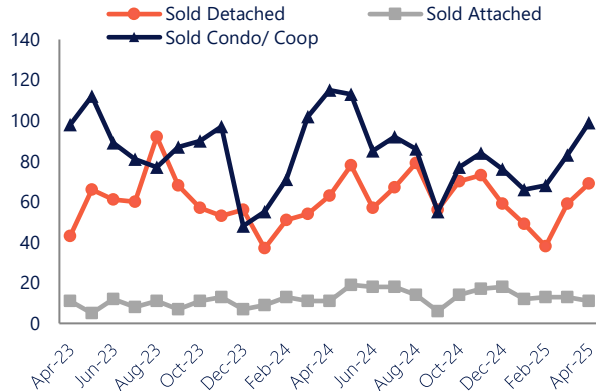
Days On Market

55



Up 20%
Vs. Year Ago

Units Sold*



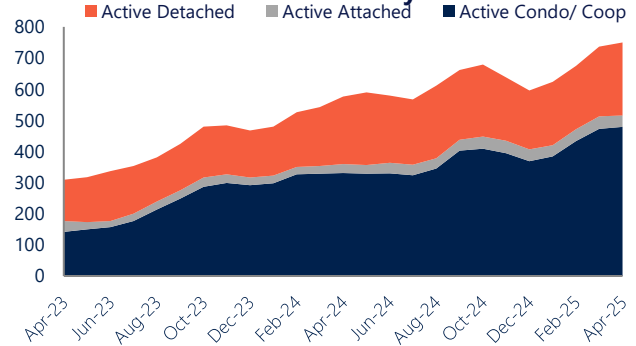
Units Sold

There was an increase in total units sold in April, with 179 sold this month in Worcester County versus 155 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 174 units or 30%. The total number of active inventory this April was 750 compared to 576 in April 2024. This month's total of 750 is higher than the previous month's total supply of available inventory of 737, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Worcester County Homes was \$420,000. This April, the median sale price was \$425,500, an increase of 1% or \$5,500 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.

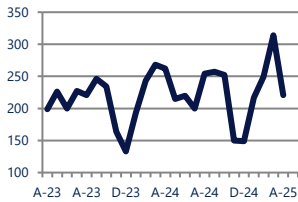
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WORCESTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

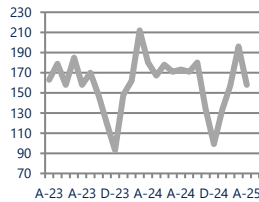
221



Down -16%
Vs. Year Ago

Current Contracts

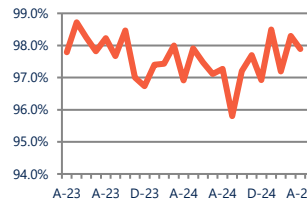
158



Down -12%
Vs. Year Ago

Sold Vs. List Price

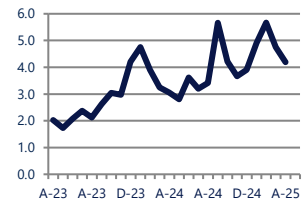
97.9%



Up 1%
Vs. Year Ago

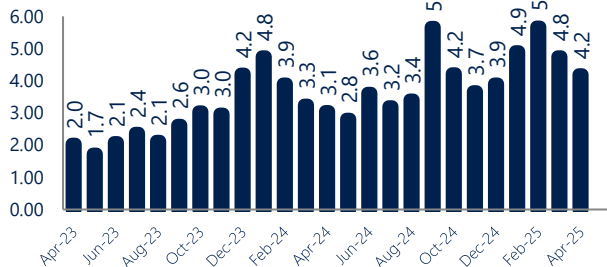
Months of Supply

4.2



Up 37%
Vs. Year Ago

Months Of Supply



Months of Supply

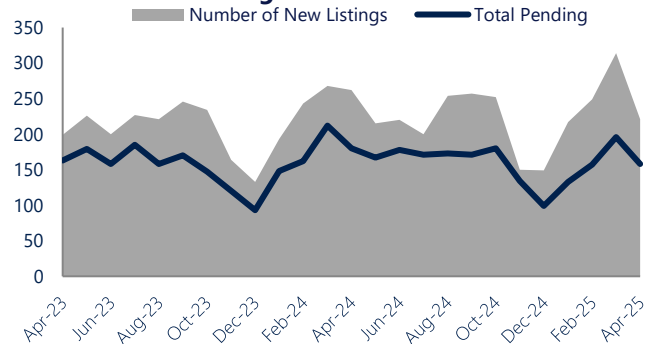
In April, there was 4.2 months of supply available in Worcester County, compared to 3.0 in April 2024. That is an increase of 37% versus a year ago.

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.

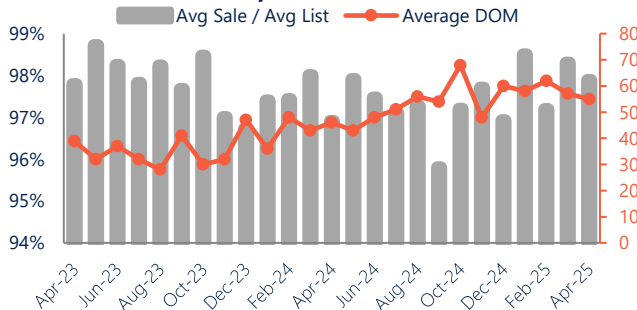
New Listings & Current Contracts

This month there were 221 homes newly listed for sale in Worcester County compared to 262 in April 2024, a decrease of 16%. There were 158 current contracts pending sale this April compared to 180 a year ago. The number of current contracts is 12% 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 Worcester County was 97.9% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 46, an increase of 20%.