

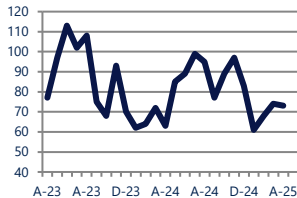
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ADAMS COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

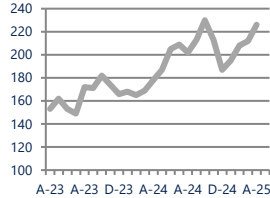
73



Up 16%  
Vs. Year Ago

## Active Inventory

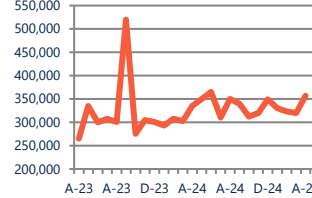
226



Up 27%  
Vs. Year Ago

## Median Sale Price

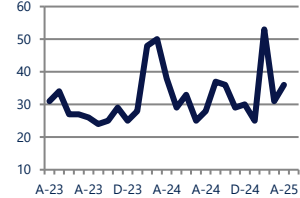
\$357,000



Up 7%  
Vs. Year Ago

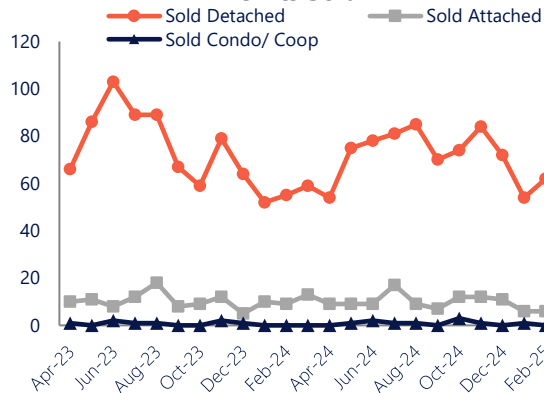
## Days On Market

36



Down -5%  
Vs. Year Ago

### Units Sold\*



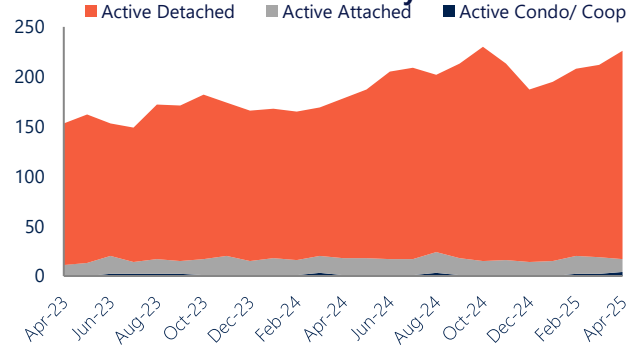
## Units Sold

There was a decrease in total units sold in April, with 73 sold this month in Adams County versus 74 last month, a decrease of 1%. This month's total units sold was higher than at this time last year, an increase of 16% versus April 2024.

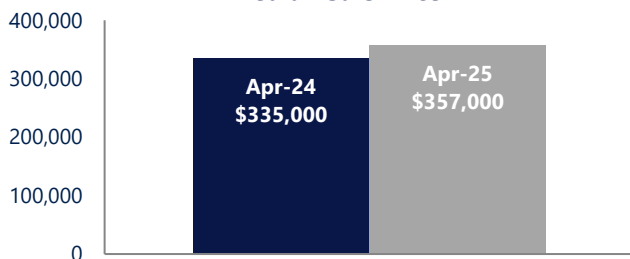
## Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 27%. The total number of active inventory this April was 226 compared to 178 in April 2024. This month's total of 226 is higher than the previous month's total supply of available inventory of 212, an increase of 7%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Adams County Homes was \$335,000. This April, the median sale price was \$357,000, an increase of 7% or \$22,000 compared to last year. The current median sold price is 12% 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.

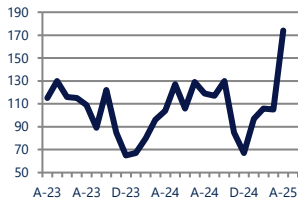
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ADAMS COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

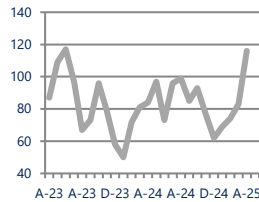
174



**Up 67%**  
Vs. Year Ago

## Current Contracts

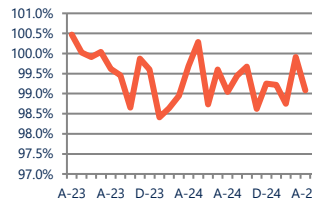
116



**Up 38%**  
Vs. Year Ago

## Sold Vs. List Price

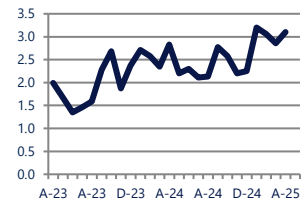
99.1%



**Down -0.6%**  
Vs. Year Ago

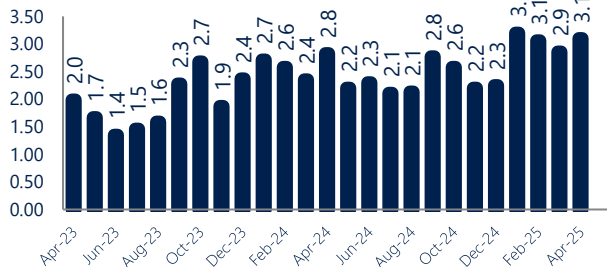
## Months of Supply

3.1



**Up 10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

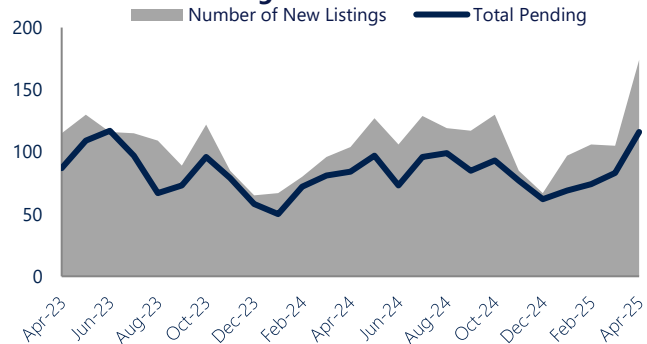
In April, there was 3.1 months of supply available in Adams County, compared to 2.8 in April 2024. That is an increase of 10% versus a year ago.

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.

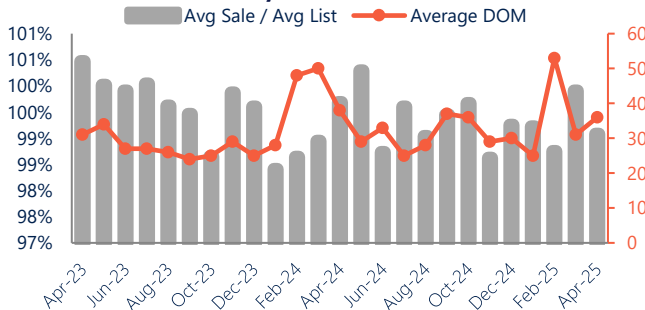
## New Listings & Current Contracts

This month there were 174 homes newly listed for sale in Adams County compared to 104 in April 2024, an increase of 67%. There were 116 current contracts pending sale this April compared to 84 a year ago. The number of current contracts is 38% 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 Adams County was 99.1% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 38, a decrease of 5%.