

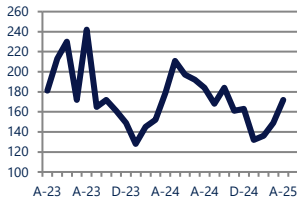
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENT COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

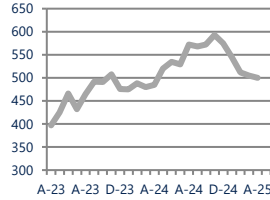
172



**Down -4%**  
Vs. Year Ago

## Active Inventory

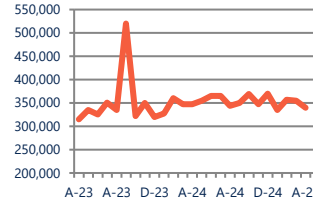
500



**Up 3%**  
Vs. Year Ago

## Median Sale Price

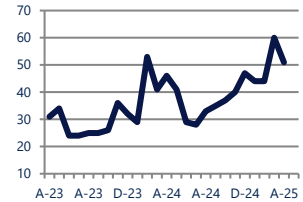
\$340,000



**Down -2%**  
Vs. Year Ago

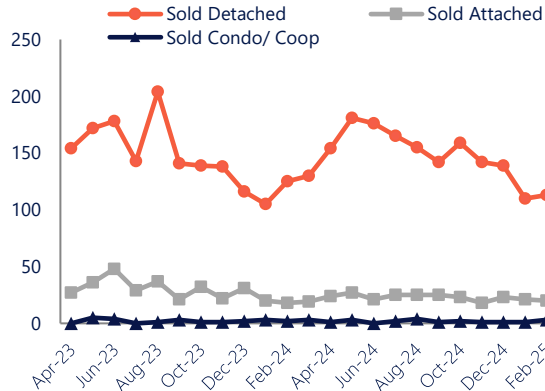
## Days On Market

51



**Up 11%**  
Vs. Year Ago

### Units Sold\*



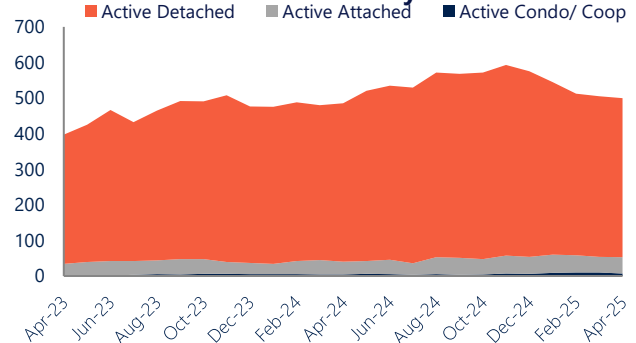
## Units Sold

There was an increase in total units sold in April, with 172 sold this month in Kent County versus 149 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 3%. The total number of active inventory this April was 500 compared to 485 in April 2024. This month's total of 500 is lower than the previous month's total supply of available inventory of 505, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Kent County Homes was \$347,000. This April, the median sale price was \$340,000, a decrease of 2% or \$7,000 compared to last year. The current median sold price is 4% 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.

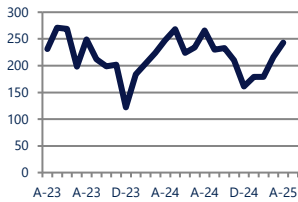
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENT COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

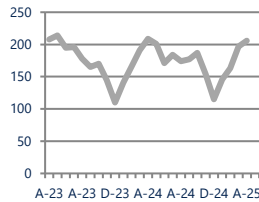
243



**Down -2%**  
Vs. Year Ago

## Current Contracts

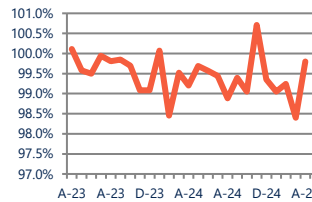
206



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

## Sold Vs. List Price

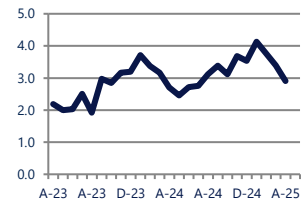
99.8%



**Up 0.6%**  
Vs. Year Ago

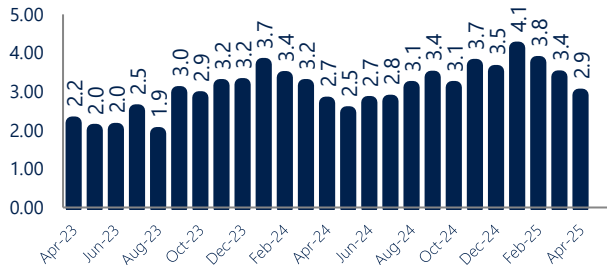
## Months of Supply

2.9



**Up 7%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

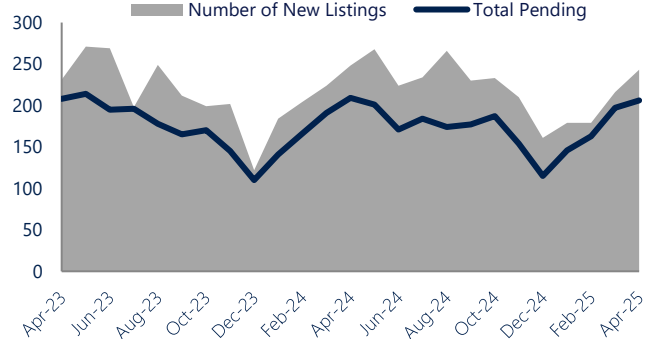
In April, there was 2.9 months of supply available in Kent County, compared to 2.7 in April 2024. That is an increase of 7% versus a year ago.

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.

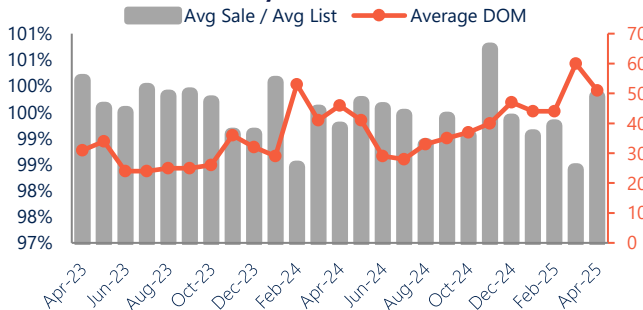
## New Listings & Current Contracts

This month there were 243 homes newly listed for sale in Kent County compared to 248 in April 2024, a decrease of 2%. There were 206 current contracts pending sale this April compared to 209 a year ago. The number of current contracts is 1% 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 Kent County was 99.8% of the average list price, which is 0.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 46, an increase of 11%.