

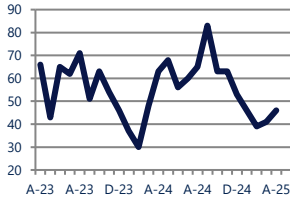
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

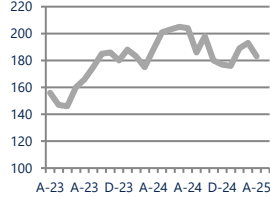
46



**Down -27%**  
Vs. Year Ago

## Active Inventory

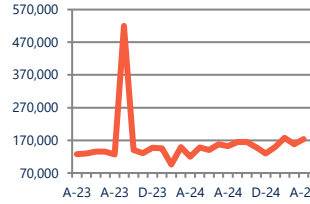
183



**Down -3%**  
Vs. Year Ago

## Median Sale Price

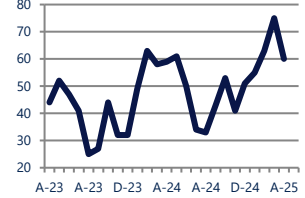
\$173,750



**Up**  
Vs. Year Ago

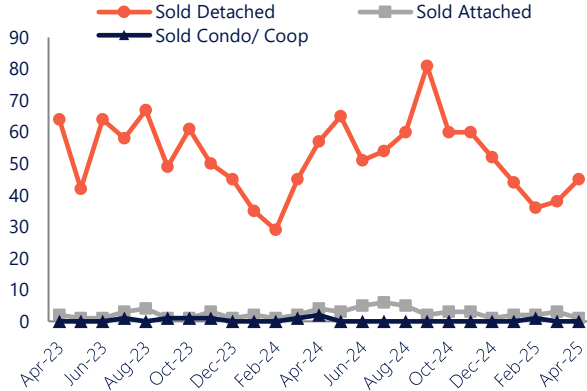
## Days On Market

60



**Up 2%**  
Vs. Year Ago

## Units Sold\*



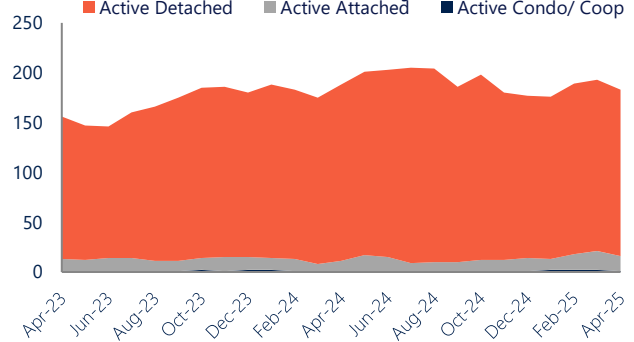
## Units Sold

There was an increase in total units sold in April, with 46 sold this month in Allegany County versus 41 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 27% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this April was 183 compared to 188 in April 2024. This month's total of 183 is lower than the previous month's total supply of available inventory of 193, a decrease of 5%.

## Active Inventory\*



## Median Sale Price

Last April, the median sale price for Allegany County Homes was \$120,000. This April, the median sale price was \$173,750, an increase of \$53,750 compared to last year. The current median sold price is higher than in March.

## Median Sale Price



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

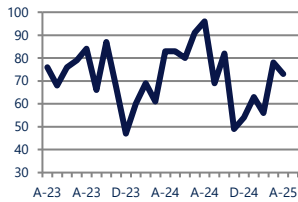
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

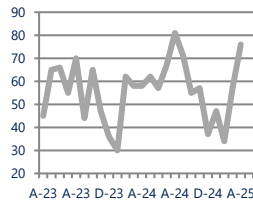
73



**Down -12%**  
Vs. Year Ago

## Current Contracts

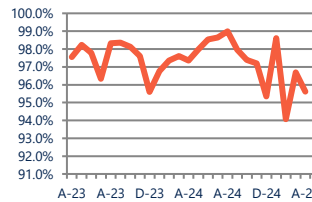
76



**Up 31%**  
Vs. Year Ago

## Sold Vs. List Price

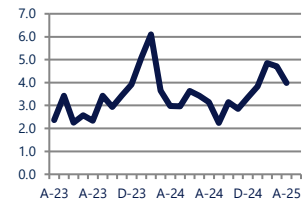
95.6%



**Down -1.8%**  
Vs. Year Ago

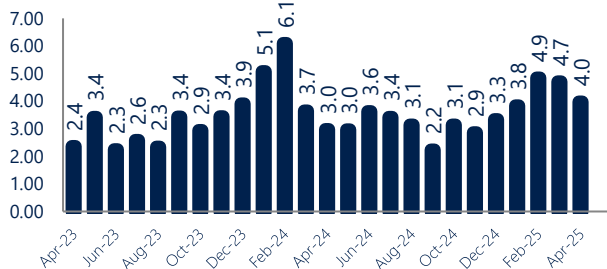
## Months of Supply

4.0



**Up 34%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

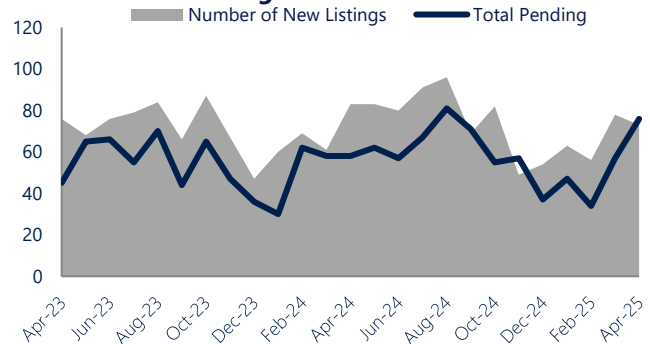
In April, there was 4.0 months of supply available in Allegany County, compared to 3.0 in April 2024. That is an increase of 33% versus a year ago.

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.

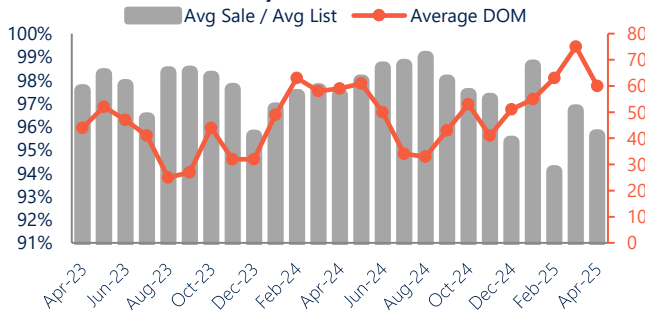
## New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Allegany County compared to 83 in April 2024, a decrease of 12%. There were 76 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 31% 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 Allegany County was 95.6% of the average list price, which is 1.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 59, an increase of 2%.