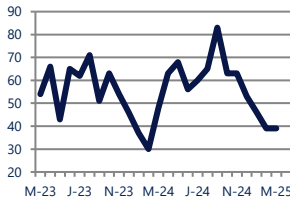


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

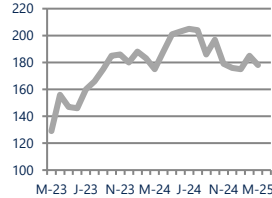
MARCH 2025

Units Sold
39



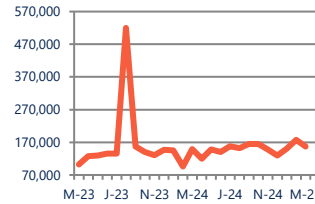
Down -19%
Vs. Year Ago

Active Inventory
178



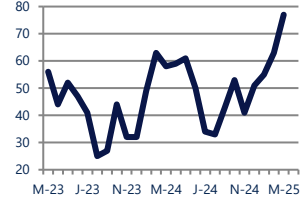
Up 2%
Vs. Year Ago

Median Sale Price
\$157,000



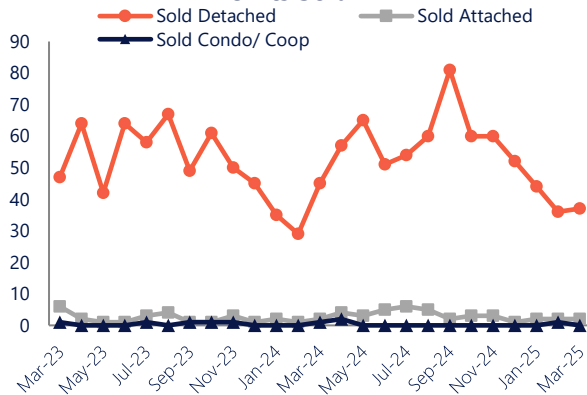
Up 5%
Vs. Year Ago

Days On Market
77



Up 33%
Vs. Year Ago

Units Sold*



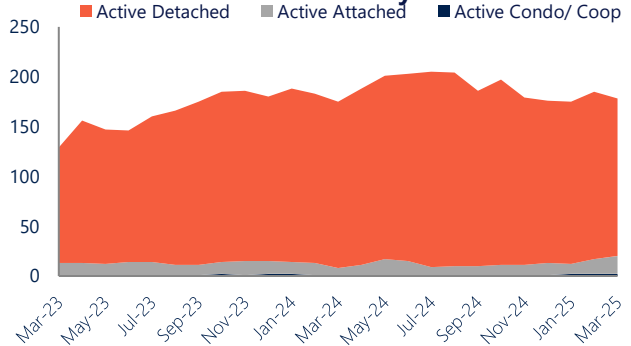
Units Sold

The number of units sold remained stable in March, with 39 sold this month in Allegany County. This month's total units sold was lower than at this time last year, a decrease of 19% versus March 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 2%. The total number of active inventory this March was 178 compared to 175 in March 2024. This month's total of 178 is lower than the previous month's total supply of available inventory of 185, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Allegany County Homes was \$149,000. This March, the median sale price was \$157,000, an increase of 5% or \$8,000 compared to last year. The current median sold price is 12% lower than in February.

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

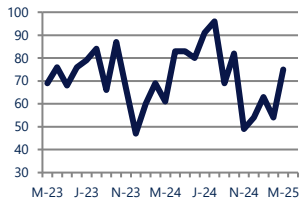
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALLEGANY COUNTY HOUSING MARKET**

MARCH 2025

New Listings

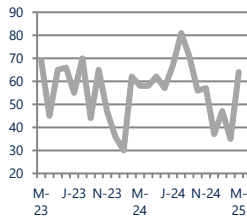
75



Up 23%
Vs. Year Ago

Current Contracts

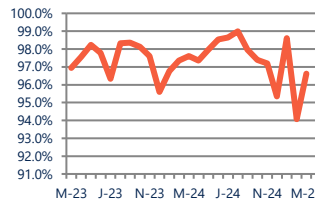
64



Up 10%
Vs. Year Ago

Sold Vs. List Price

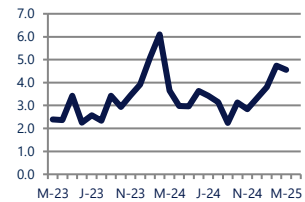
96.6%



Down -1%
Vs. Year Ago

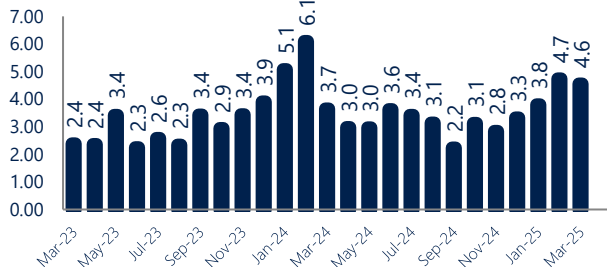
Months of Supply

4.6



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

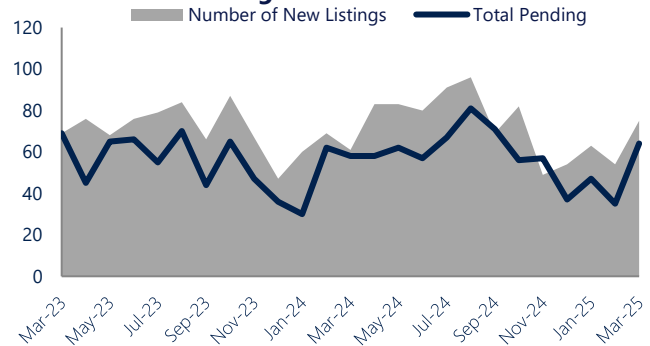
In March, there was 4.6 months of supply available in Allegany County, compared to 3.6 in March 2024. That is an increase of 25% versus a year ago.

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.

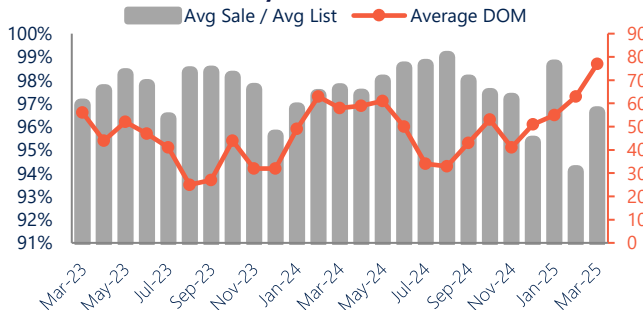
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Allegany County compared to 61 in March 2024, an increase of 23%. There were 64 current contracts pending sale this March compared to 58 a year ago. The number of current contracts is 10% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Allegany County was 96.6% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 58, an increase of 33%.