

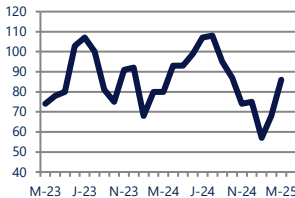
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CECIL COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

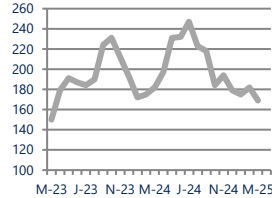
86



Up 7%
Vs. Year Ago

Active Inventory

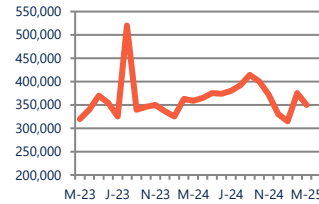
169



Down -7%
Vs. Year Ago

Median Sale Price

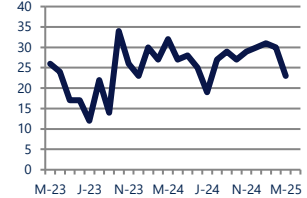
\$350,000



Down -2%
Vs. Year Ago

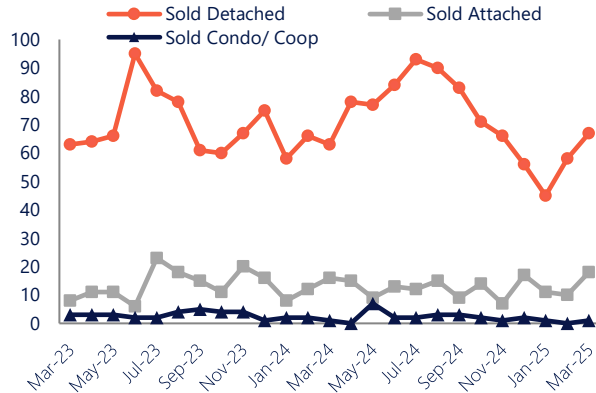
Days On Market

23



Down -28%
Vs. Year Ago

Units Sold*



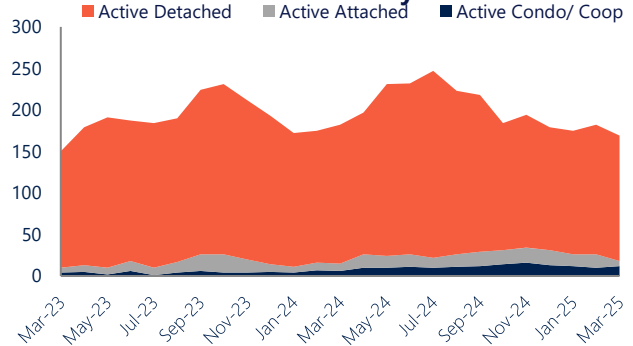
Units Sold

There was an increase in total units sold in March, with 86 sold this month in Cecil County versus 68 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 8% versus March 2024.

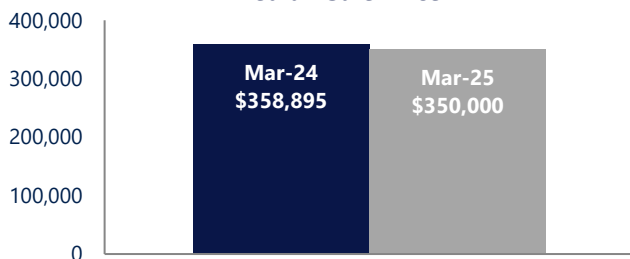
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 7%. The total number of active inventory this March was 169 compared to 182 in March 2024. This month's total of 169 is lower than the previous month's total supply of available inventory of 182, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Cecil County Homes was \$358,895. This March, the median sale price was \$350,000, a decrease of 2% or \$8,895 compared to last year. The current median sold price is 7% 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.

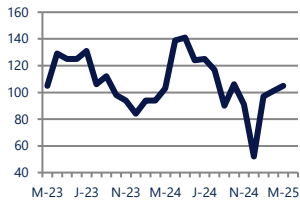
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CECIL COUNTY HOUSING MARKET**

MARCH 2025

New Listings

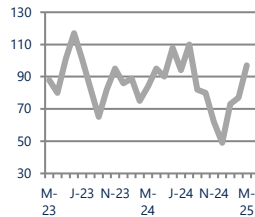
105



Up 2%
Vs. Year Ago

Current Contracts

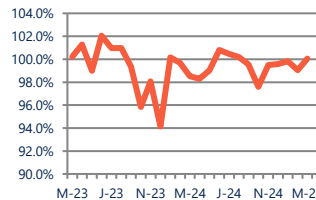
97



Up 15%
Vs. Year Ago

Sold Vs. List Price

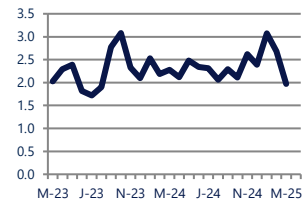
100.1%



Up 1.6%
Vs. Year Ago

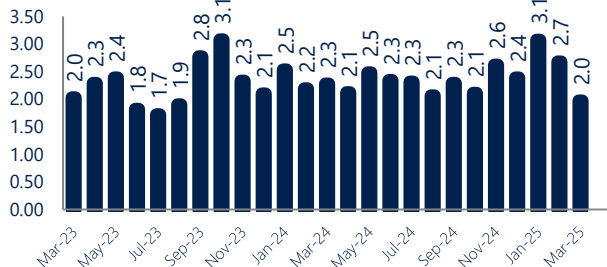
Months of Supply

2.0



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

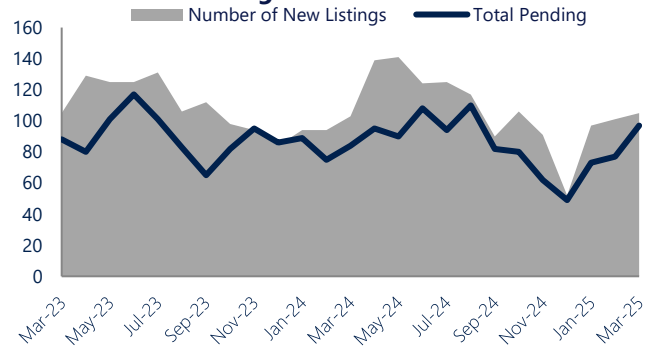
In March, there was 2.0 months of supply available in Cecil County, compared to 2.3 in March 2024. That is a decrease of 14% versus a year ago.

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.

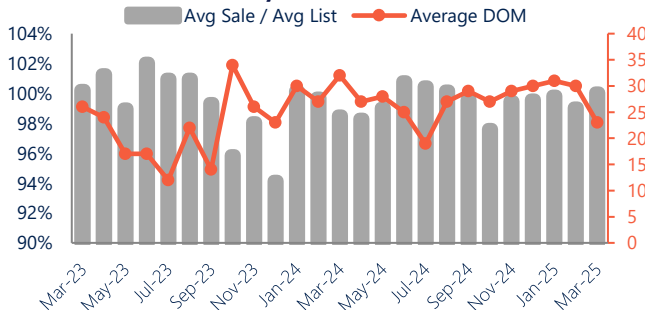
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Cecil County compared to 103 in March 2024, an increase of 2%. There were 97 current contracts pending sale this March compared to 84 a year ago. The number of current contracts is 15% 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 Cecil County was 100.1% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 32, a decrease of 28%.