

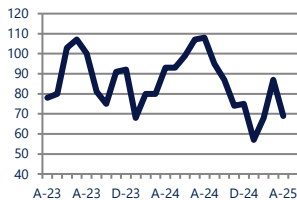
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CECIL COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

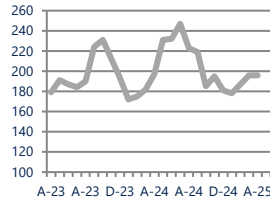
69



Down -26%
Vs. Year Ago

Active Inventory

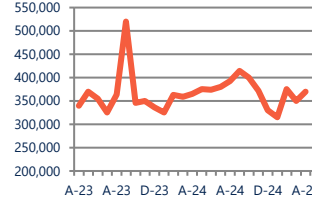
196



Down -1%
Vs. Year Ago

Median Sale Price

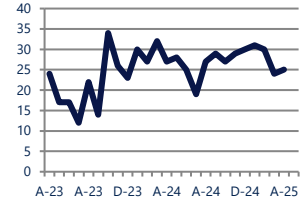
\$370,000



Up 1%
Vs. Year Ago

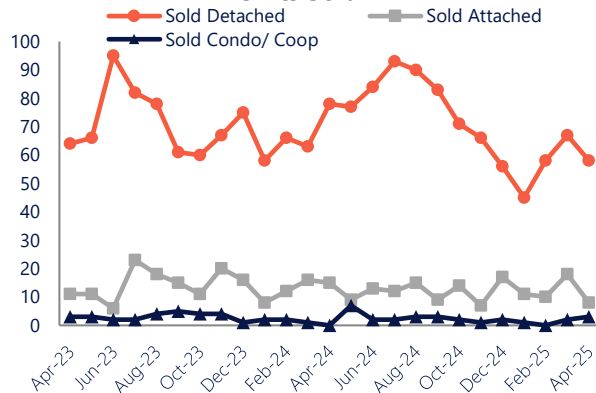
Days On Market

25



Down -7%
Vs. Year Ago

Units Sold*



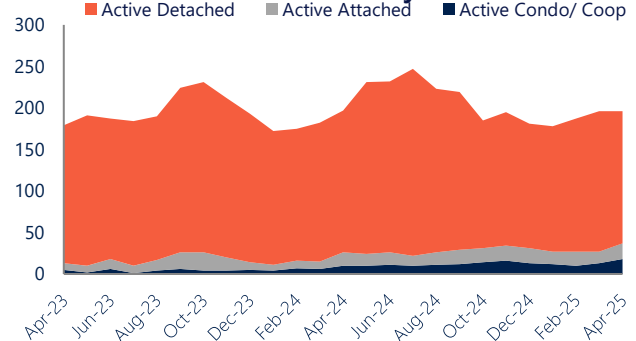
Units Sold

There was a decrease in total units sold in April, with 69 sold this month in Cecil County versus 87 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 26% versus April 2024.

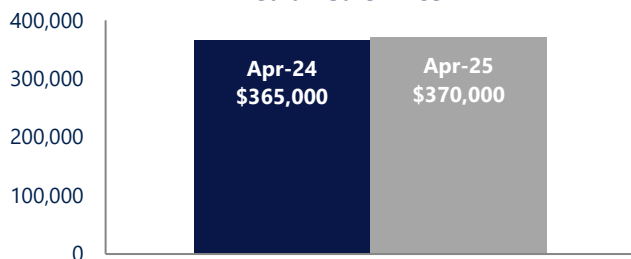
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 196 compared to 197 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Cecil County Homes was \$365,000. This April, the median sale price was \$370,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 6% 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.

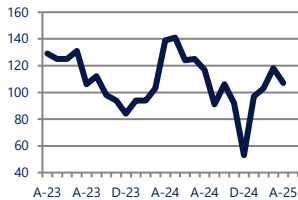
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CECIL COUNTY HOUSING MARKET**

APRIL 2025

New Listings

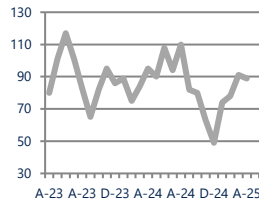
107



Down -23%
Vs. Year Ago

Current Contracts

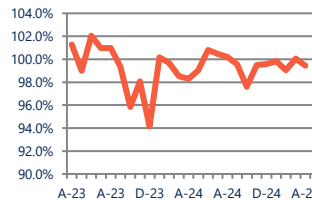
89



Down -6%
Vs. Year Ago

Sold Vs. List Price

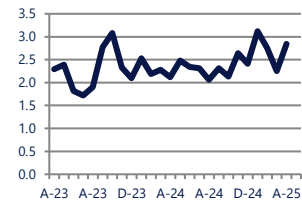
99.5%



Up 1.2%
Vs. Year Ago

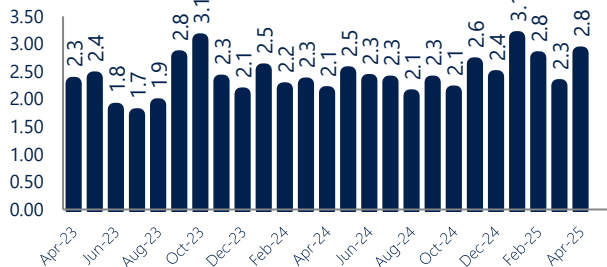
Months of Supply

2.8



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

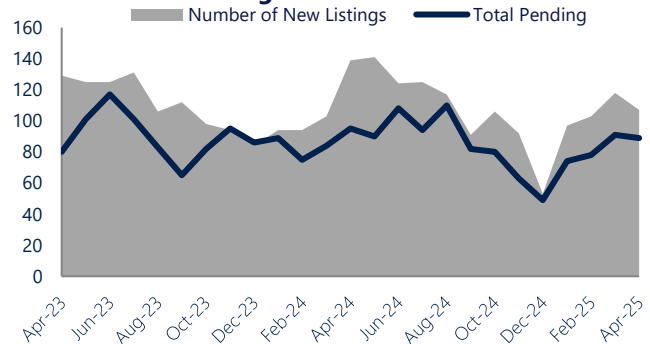
In April, there was 2.8 months of supply available in Cecil County, compared to 2.1 in April 2024. That is an increase of 34% versus a year ago.

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.

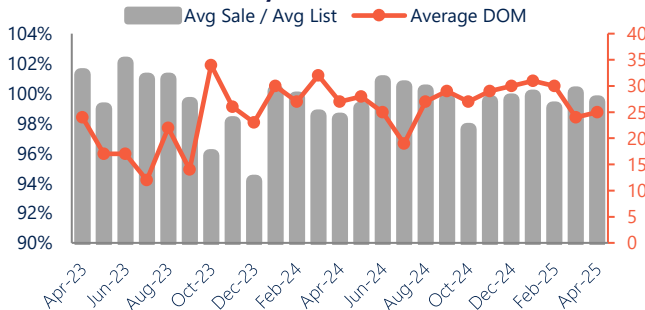
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Cecil County compared to 139 in April 2024, a decrease of 23%. There were 89 current contracts pending sale this April compared to 95 a year ago. The number of current contracts is 6% 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 Cecil County was 99.5% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 27, a decrease of 7%.