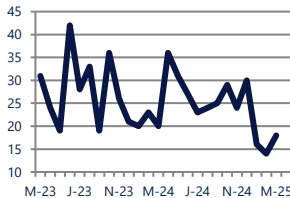


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENT COUNTY HOUSING MARKET**

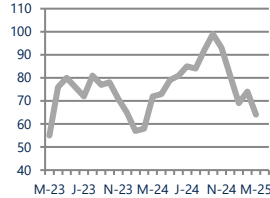
MARCH 2025

## Units Sold 18



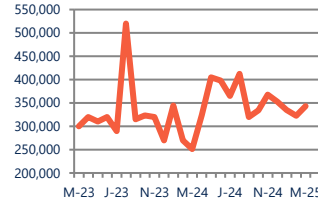
**Down -10%**  
Vs. Year Ago

## Active Inventory 64



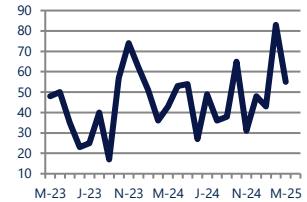
**Down -11%**  
Vs. Year Ago

## Median Sale Price \$343,000



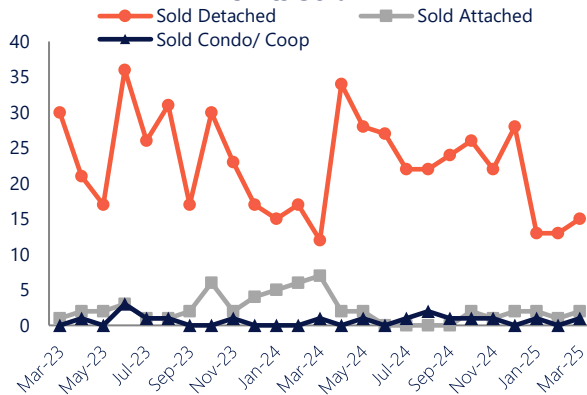
**Up**  
Vs. Year Ago

## Days On Market 55



**Up 28%**  
Vs. Year Ago

### Units Sold\*



## Units Sold

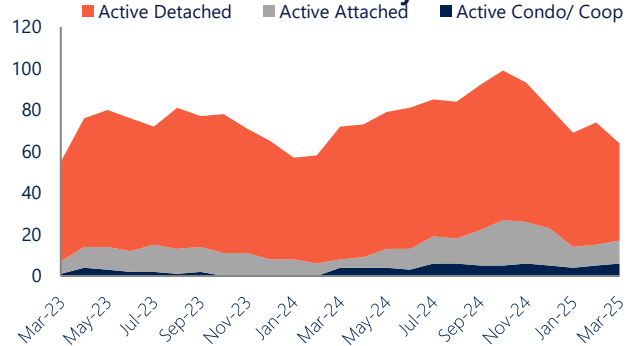
There was an increase in total units sold in March, with 18 sold this month in Kent County versus 14 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 10% versus March 2024.

## Active Inventory

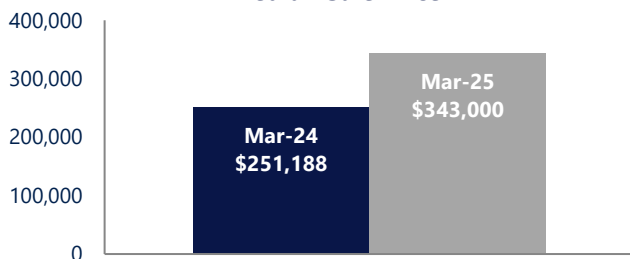
Versus last year, the total number of homes available this month is lower by 8 units or 11%. The total number of active inventory this March was 64 compared to 72 in March 2024.

This month's total of 64 is lower than the previous month's total supply of available inventory of 74, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Kent County Homes was \$251,188. This March, the median sale price was \$343,000, an increase of \$91,812 compared to last year. The current median sold price is higher 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.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

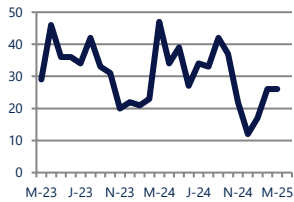
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENT COUNTY HOUSING MARKET**

MARCH 2025

## New Listings

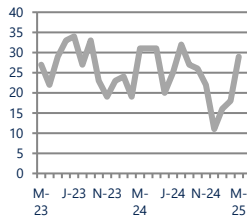
26



**Down -45%**  
Vs. Year Ago

## Current Contracts

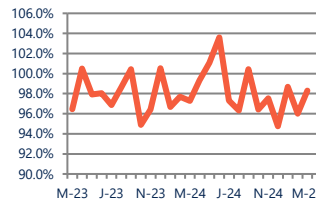
29



**Down -6%**  
Vs. Year Ago

## Sold Vs. List Price

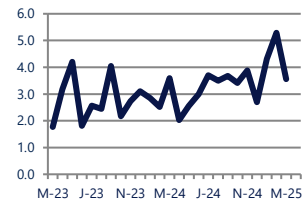
98.3%



**Up 1%**  
Vs. Year Ago

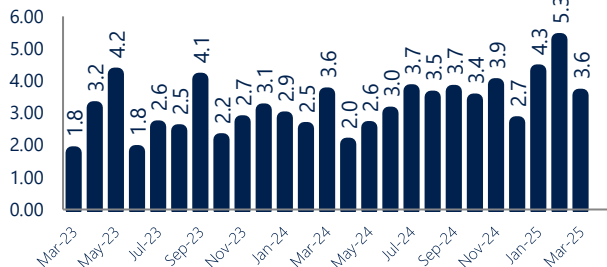
## Months of Supply

3.6



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In March, there was 3.6 months of supply available in Kent County. The amount of supply is similar compared to a year ago.

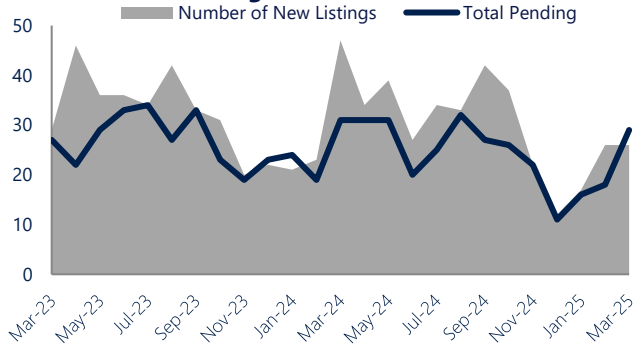
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

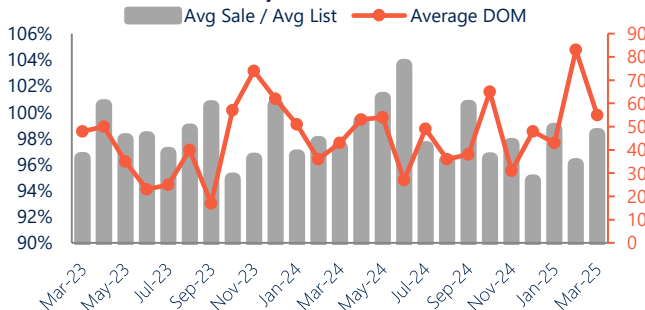
This month there were 26 homes newly listed for sale in Kent County compared to 47 in March 2024, a decrease of 45%.

There were 29 current contracts pending sale this March compared to 31 a year ago. The number of current contracts is 6% lower 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 Kent County was 98.3% of the average list price, which is 1.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 43, an increase of 28%.