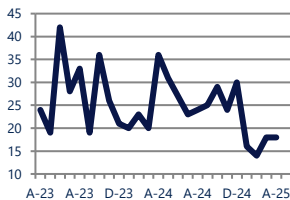


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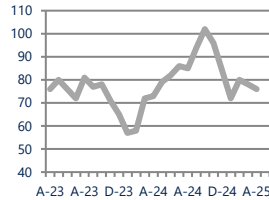
APRIL 2025

Units Sold 18



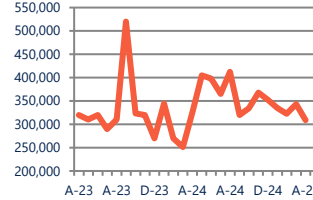
Down -50%
Vs. Year Ago

Active Inventory 76



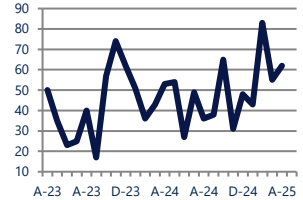
Up 4%
Vs. Year Ago

Median Sale Price \$309,000



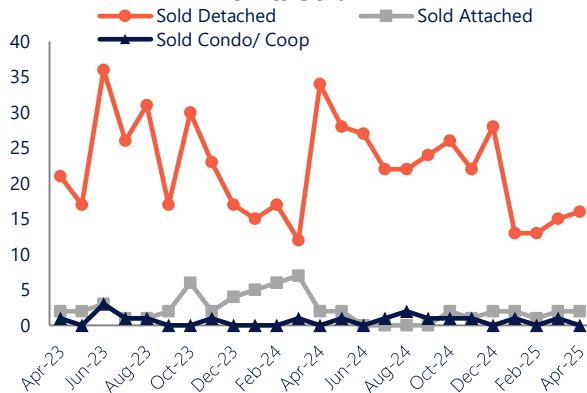
Down -5%
Vs. Year Ago

Days On Market 62



Up 17%
Vs. Year Ago

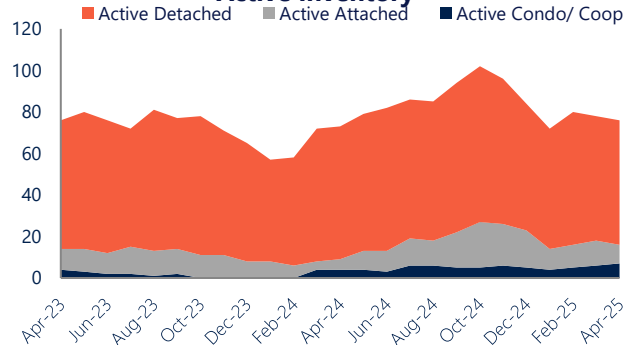
Units Sold*



Units Sold

The number of units sold remained stable in April, with 18 sold this month in Kent County. This month's total units sold was lower than at this time last year, a decrease of 50% versus April 2024.

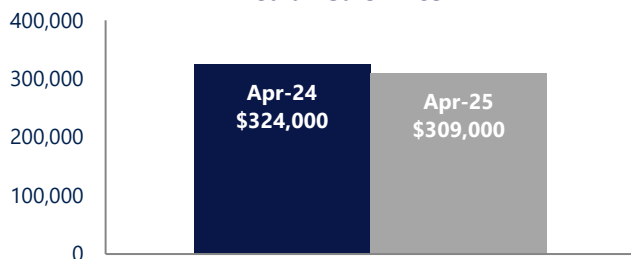
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 4%. The total number of active inventory this April was 76 compared to 73 in April 2024. This month's total of 76 is lower than the previous month's total supply of available inventory of 78, a decrease of 3%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Kent County Homes was \$324,000. This April, the median sale price was \$309,000, a decrease of 5% or \$15,000 compared to last year. The current median sold price is 10% lower 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.

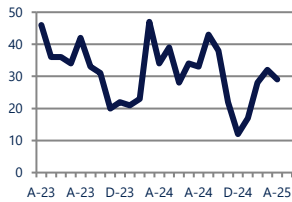
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENT COUNTY HOUSING MARKET**

APRIL 2025

New Listings

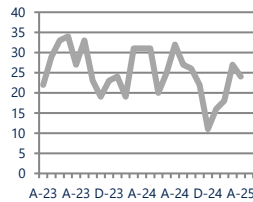
29



Down -15%
Vs. Year Ago

Current Contracts

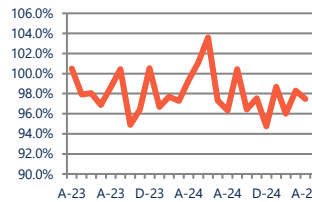
24



Down -23%
Vs. Year Ago

Sold Vs. List Price

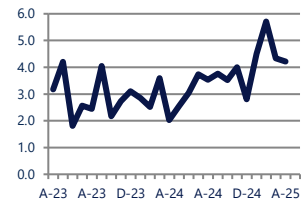
97.5%



Down -1.8%
Vs. Year Ago

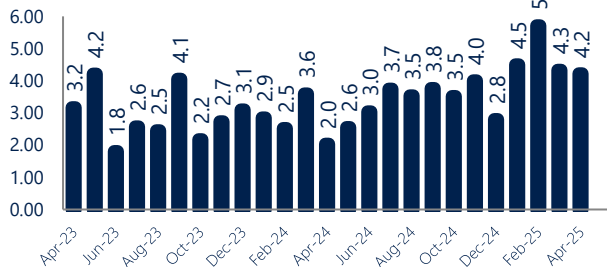
Months of Supply

4.2



Up 108%
Vs. Year Ago

Months Of Supply



Months of Supply

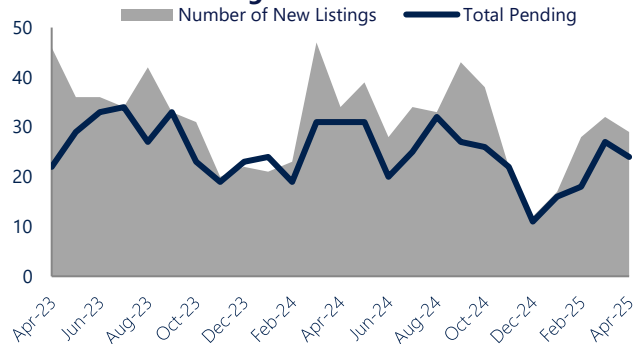
In April, there was 4.2 months of supply available in Kent County, compared to 2.0 in April 2024. That is an increase of 108% versus a year ago.

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.

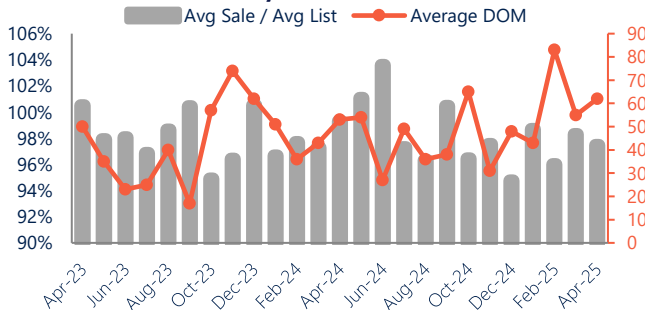
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Kent County compared to 34 in April 2024, a decrease of 15%. There were 24 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 23% 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 Kent County was 97.5% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 53, an increase of 17%.