

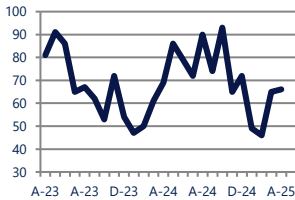
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **QUEEN ANNE'S COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

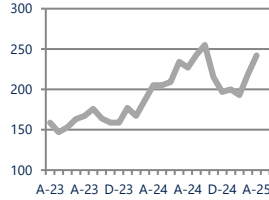
66



Down -4%
Vs. Year Ago

Active Inventory

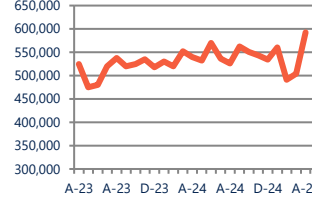
242



Up 18%
Vs. Year Ago

Median Sale Price

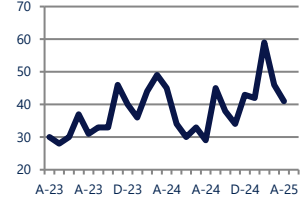
\$592,495



Up 10%
Vs. Year Ago

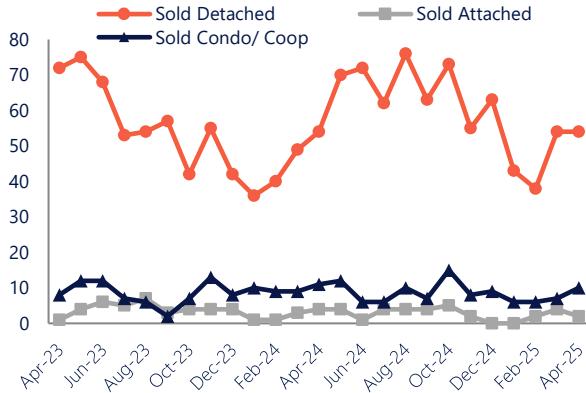
Days On Market

41



Down -9%
Vs. Year Ago

Units Sold*



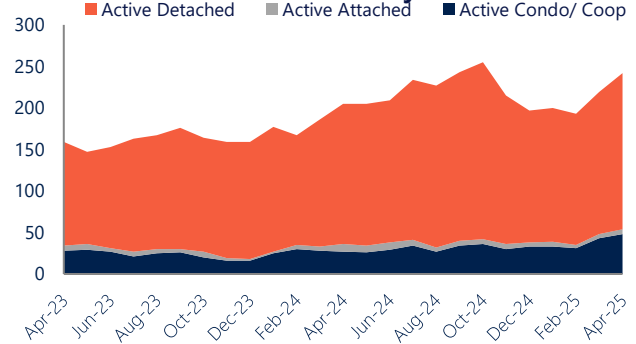
Units Sold

There was an increase in total units sold in April, with 66 sold this month in Queen Anne's County versus 65 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 18%. The total number of active inventory this April was 242 compared to 205 in April 2024. This month's total of 242 is higher than the previous month's total supply of available inventory of 219, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Queen Anne's County Homes was \$540,000. This April, the median sale price was \$592,495, an increase of 10% or \$52,495 compared to last year. The current median sold price is 18% 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.

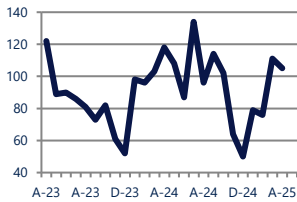
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FOCUS ON: **QUEEN ANNE'S COUNTY HOUSING MARKET**

APRIL 2025

New Listings

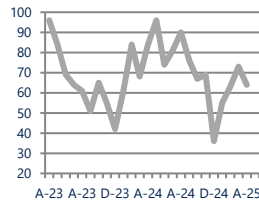
105



Down -11%
Vs. Year Ago

Current Contracts

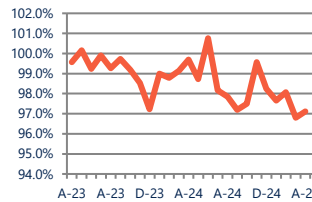
64



Down -24%
Vs. Year Ago

Sold Vs. List Price

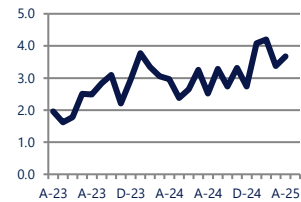
97.1%



Down -2.6%
Vs. Year Ago

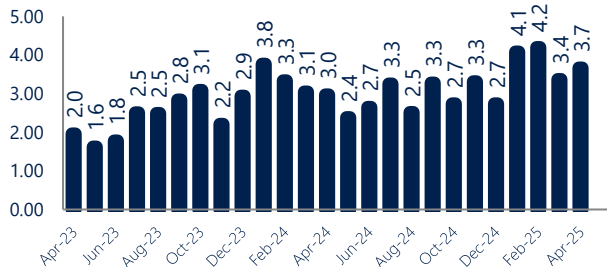
Months of Supply

3.7



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

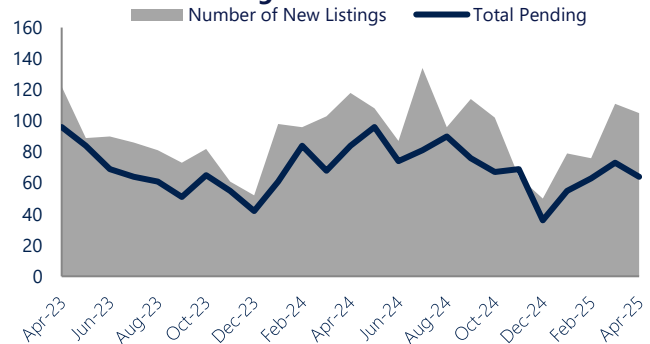
In April, there was 3.7 months of supply available in Queen Anne's County, compared to 3.0 in April 2024. That is an increase of 23% versus a year ago.

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.

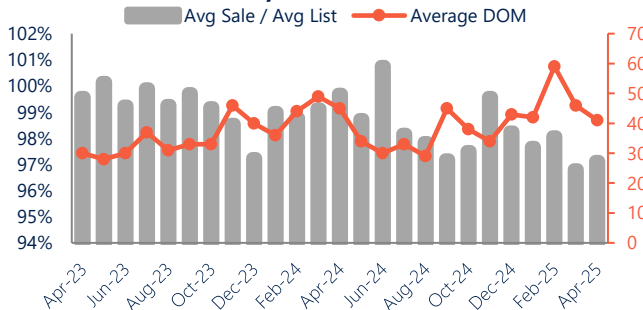
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Queen Anne's County compared to 118 in April 2024, a decrease of 11%. There were 64 current contracts pending sale this April compared to 84 a year ago. The number of current contracts is 24% 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 Queen Anne's County was 97.1% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 45, a decrease of 9%.