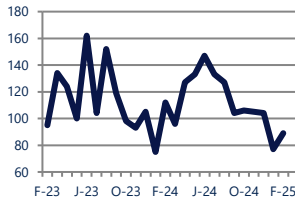


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SAINT MARY'S COUNTY HOUSING MARKET** FEBRUARY 2025

## Units Sold

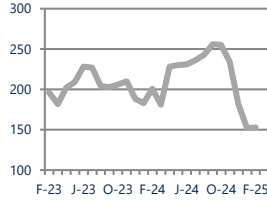
89



**Down -21%**  
Vs. Year Ago

## Active Inventory

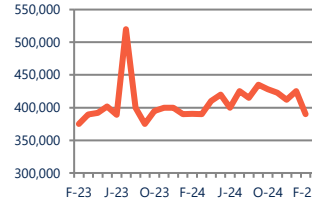
153



**Down -24%**  
Vs. Year Ago

## Median Sale Price

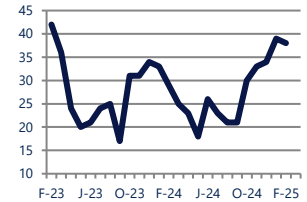
\$390,000



**No Change**  
Vs. Year Ago

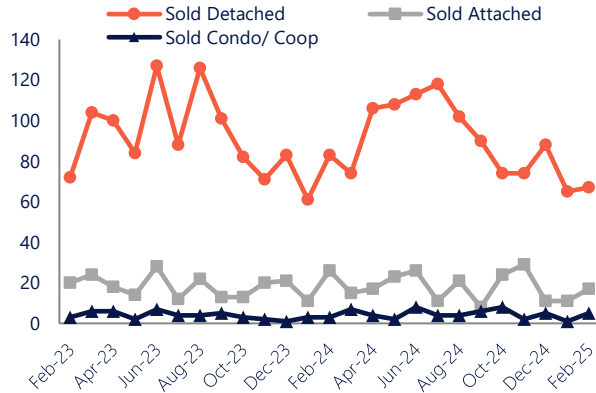
## Days On Market

38



**Up 31%**  
Vs. Year Ago

## Units Sold\*



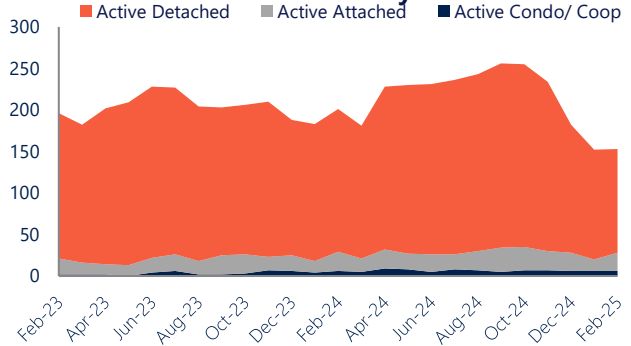
## Units Sold

There was an increase in total units sold in February, with 89 sold this month in Saint Mary's County versus 77 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 21% versus February 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 24%. The total number of active inventory this February was 153 compared to 201 in February 2024. This month's total of 153 is higher than the previous month's total supply of available inventory of 152, an increase of 1%.

## Active Inventory\*



## Median Sale Price

Last February, the median sale price for Saint Mary's County Homes was \$390,500. This February, the median sale price was \$390,000, which is similar compared to a year ago. The current median sold price is 8% lower than in January.

## Median Sale Price



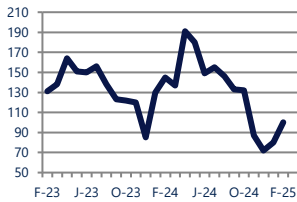
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SAINT MARY'S COUNTY HOUSING MARKET** FEBRUARY 2025

## New Listings

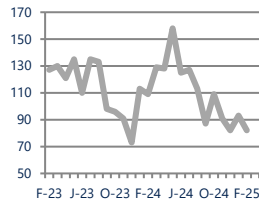
100



**Down -31%**  
Vs. Year Ago

## Current Contracts

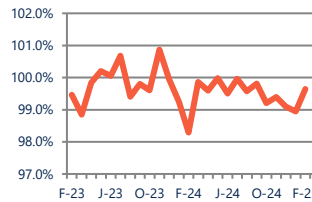
82



**Down -25%**  
Vs. Year Ago

## Sold Vs. List Price

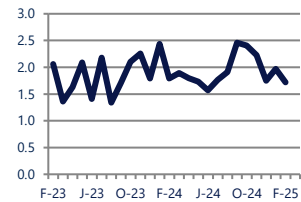
99.6%



**Up 1.4%**  
Vs. Year Ago

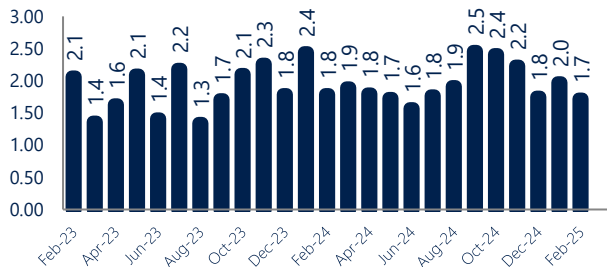
## Months of Supply

1.7



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

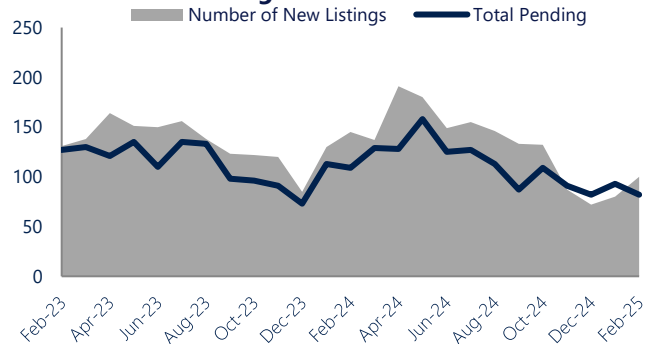
In February, there was 1.7 months of supply available in Saint Mary's County. The amount of supply is similar compared to a year ago.

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.

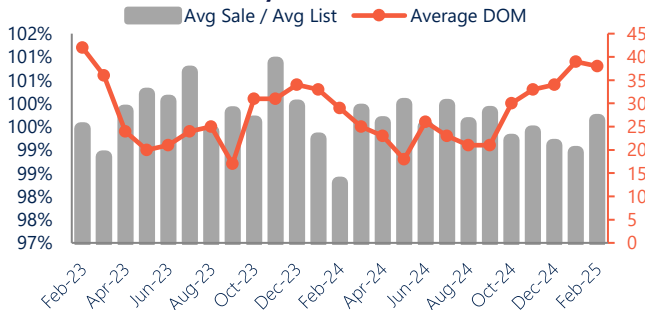
## New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Saint Mary's County compared to 145 in February 2024, a decrease of 31%. There were 82 current contracts pending sale this February compared to 109 a year ago. The number of current contracts is 25% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Saint Mary's County was 99.6% of the average list price, which is 1.4% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 29, an increase of 31%.