

# THE LONG & FOSTER MARKET MINUTE™

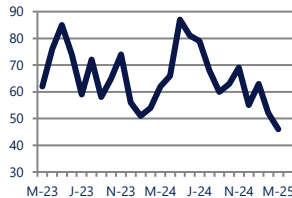
FOCUS ON: **SALISBURY AND FRUITLAND HOUSING MARKET**

MARCH 2025

Zip Code(s): 21801, 21804 and 21826

## Units Sold

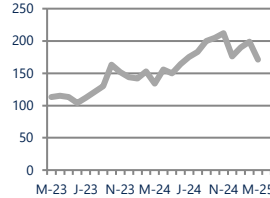
46



**Down -26%**  
Vs. Year Ago

## Active Inventory

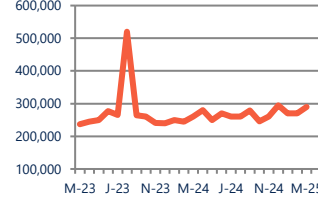
171



**Up 28%**  
Vs. Year Ago

## Median Sale Price

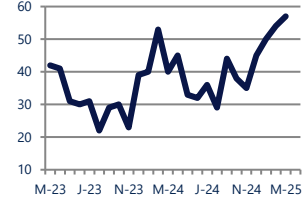
\$289,900



**Up 12%**  
Vs. Year Ago

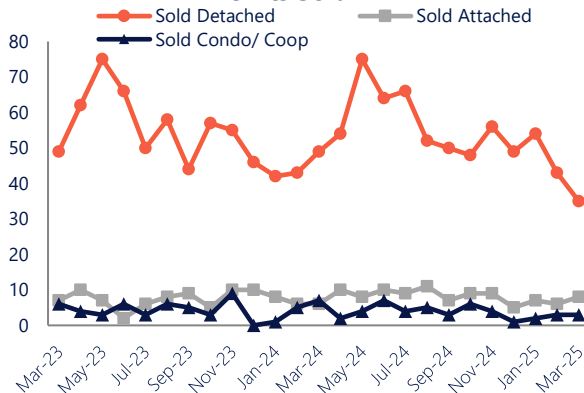
## Days On Market

57



**Up 43%**  
Vs. Year Ago

## Units Sold\*



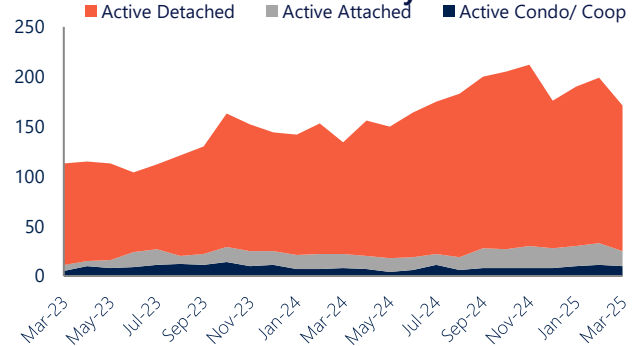
## Units Sold

There was a decrease in total units sold in March, with 46 sold this month in Salisbury and Fruitland versus 52 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 26% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 28%. The total number of active inventory this March was 171 compared to 134 in March 2024. This month's total of 171 is lower than the previous month's total supply of available inventory of 199, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Salisbury and Fruitland Homes was \$260,000. This March, the median sale price was \$289,900, an increase of 12% or \$29,900 compared to last year. The current median sold price is 7% 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.

Salisbury and Fruitland are defined as properties listed in zip code/s 21801, 21804 and 21826.

\*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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

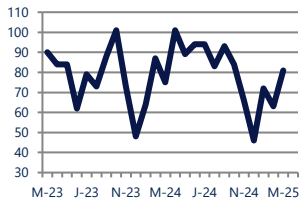
FOCUS ON: **SALISBURY AND FRUITLAND HOUSING MARKET**

MARCH 2025

Zip Code(s): 21801, 21804 and 21826

## New Listings

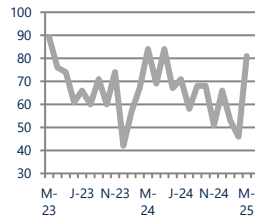
81



**Up 8%**  
Vs. Year Ago

## Current Contracts

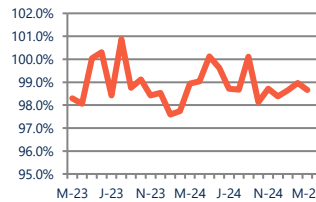
81



**Down -4%**  
Vs. Year Ago

## Sold Vs. List Price

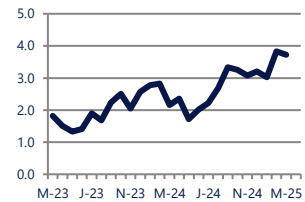
98.7%



**No Change**  
Vs. Year Ago

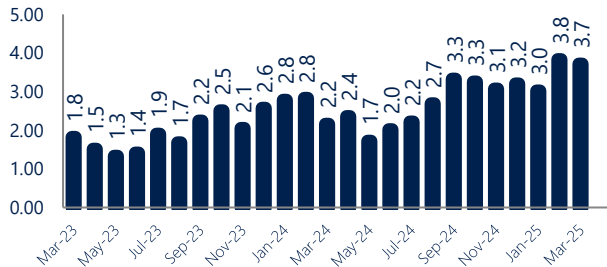
## Months of Supply

3.7



**Up 72%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

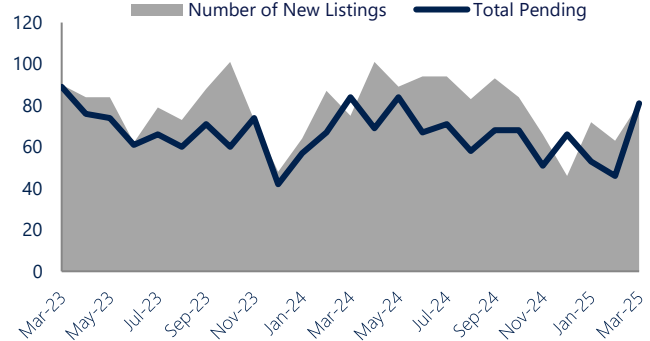
In March, there was 3.7 months of supply available in Salisbury and Fruitland, compared to 2.2 in March 2024. That is an increase of 72% versus a year ago.

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.

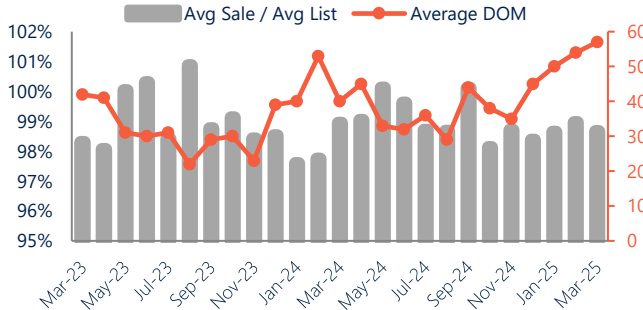
## New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Salisbury and Fruitland compared to 75 in March 2024, an increase of 8%. There were 81 current contracts pending sale this March compared to 84 a year ago. The number of current contracts is 4% 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 Salisbury and Fruitland was 98.7% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 57, higher than the average last year, which was 40, an increase of 43%.

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