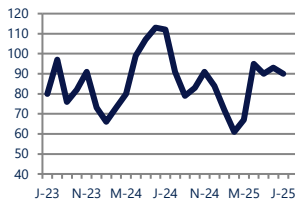


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FOCUS ON: **WICOMICO COUNTY HOUSING MARKET**

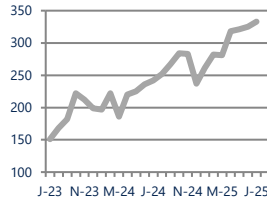
JULY 2025

Units Sold 90



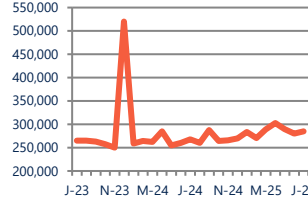
Down -20%
Vs. Year Ago

Active Inventory 333



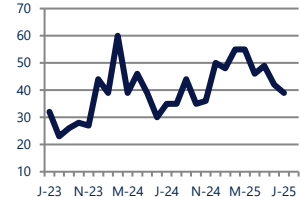
Up 38%
Vs. Year Ago

Median Sale Price \$285,000



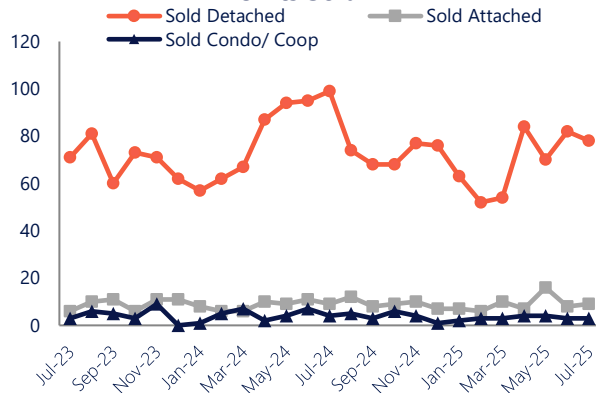
Up 7%
Vs. Year Ago

Days On Market 39



Up 11%
Vs. Year Ago

Units Sold*



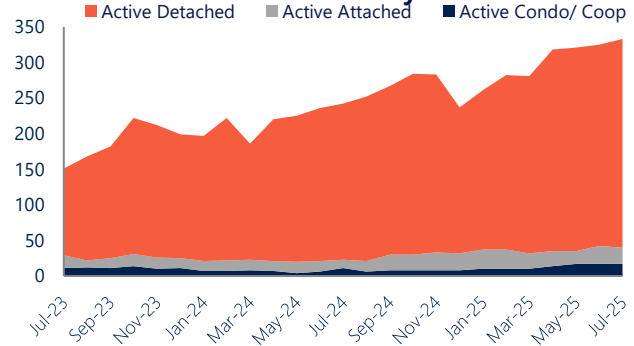
Units Sold

There was a decrease in total units sold in July, with 90 sold this month in Wicomico County versus 93 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 20% versus July 2024.

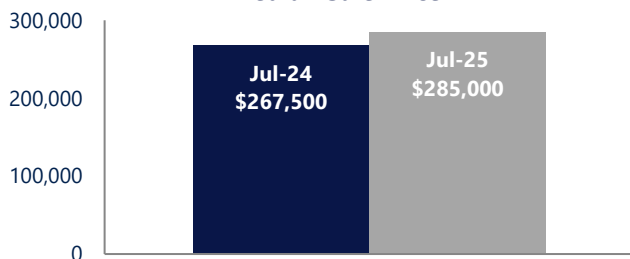
Active Inventory

Versus last year, the total number of homes available this month is higher by 91 units or 38%. The total number of active inventory this July was 333 compared to 242 in July 2024. This month's total of 333 is higher than the previous month's total supply of available inventory of 325, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Wicomico County Homes was \$267,500. This July, the median sale price was \$285,000, an increase of 7% or \$17,500 compared to last year. The current median sold price is 2% higher than in June.

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

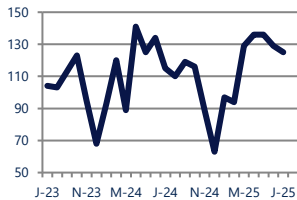
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WICOMICO COUNTY HOUSING MARKET**

JULY 2025

New Listings

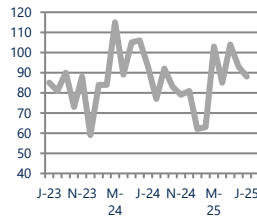
125



Up 9%
Vs. Year Ago

Current Contracts

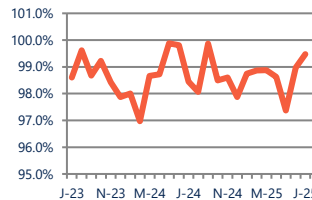
88



Down -5%
Vs. Year Ago

Sold Vs. List Price

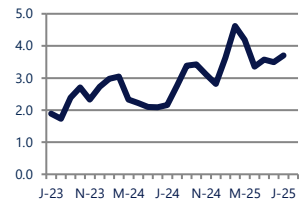
99.5%



Up 1%
Vs. Year Ago

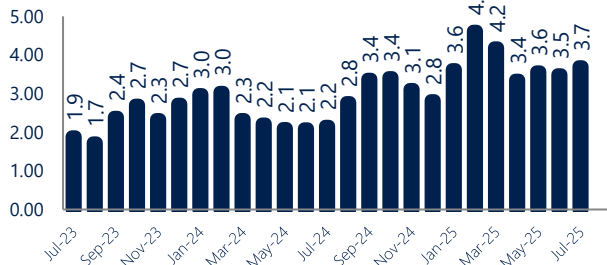
Months of Supply

3.7



Up 71%
Vs. Year Ago

Months Of Supply



Months of Supply

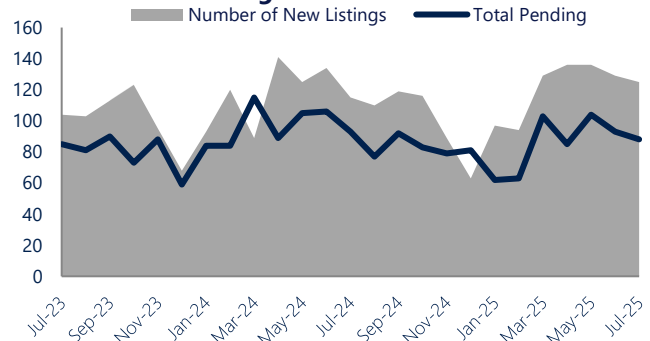
In July, there was 3.7 months of supply available in Wicomico County, compared to 2.2 in July 2024. That is an increase of 71% versus a year ago.

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.

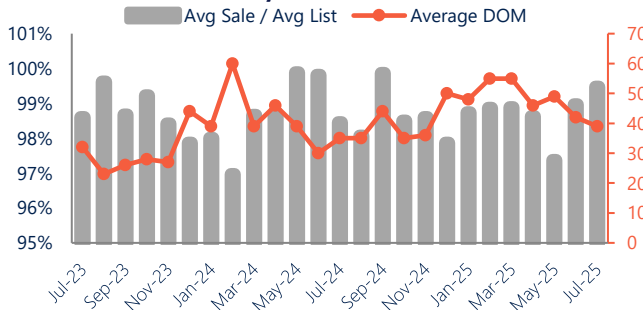
New Listings & Current Contracts

This month there were 125 homes newly listed for sale in Wicomico County compared to 115 in July 2024, an increase of 9%. There were 88 current contracts pending sale this July compared to 93 a year ago. The number of current contracts is 5% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Wicomico County was 99.5% 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 39, higher than the average last year, which was 35, an increase of 11%.