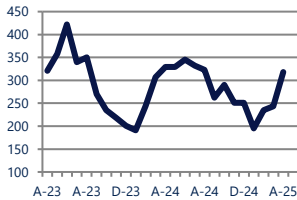


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESAPEAKE CITY HOUSING MARKET**

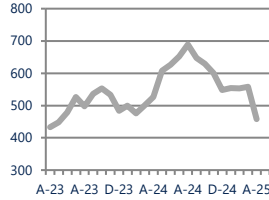
APRIL 2025

**Units Sold**  
318



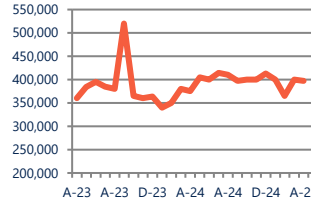
**Down -3%**  
Vs. Year Ago

**Active Inventory**  
458



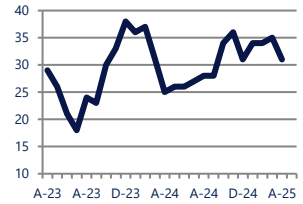
**Down -13%**  
Vs. Year Ago

**Median Sale Price**  
\$397,500



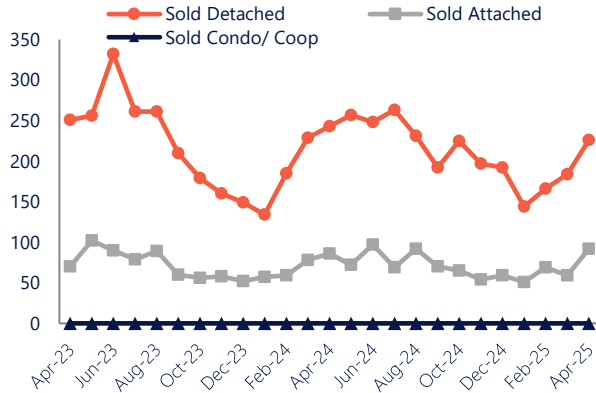
**Up 6%**  
Vs. Year Ago

**Days On Market**  
31



**Up 24%**  
Vs. Year Ago

## Units Sold\*



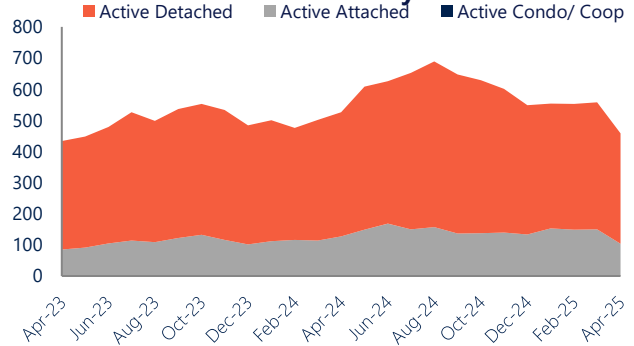
## Units Sold

There was an increase in total units sold in April, with 318 sold this month in Chesapeake City versus 243 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 13%. The total number of active inventory this April was 458 compared to 526 in April 2024. This month's total of 458 is lower than the previous month's total supply of available inventory of 558, a decrease of 18%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chesapeake City Homes was \$375,000. This April, the median sale price was \$397,500, an increase of 6% or \$22,500 compared to last year. The current median sold price is 1% 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.

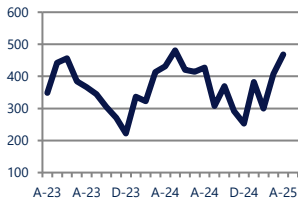
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESAPEAKE CITY HOUSING MARKET**

APRIL 2025

## New Listings

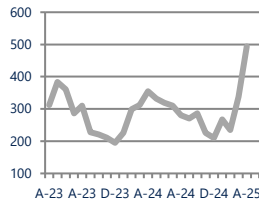
468



**Up 9%**  
Vs. Year Ago

## Current Contracts

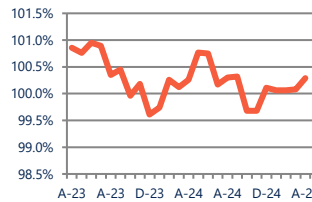
494



**Up 39%**  
Vs. Year Ago

## Sold Vs. List Price

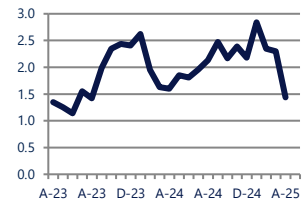
100.3%



**No Change**  
Vs. Year Ago

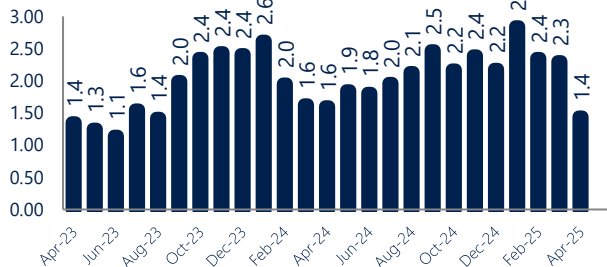
## Months of Supply

1.4



**Down -10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

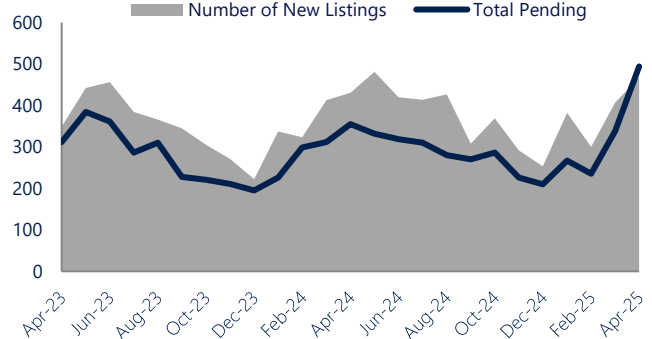
In April, there was 1.4 months of supply available in Chesapeake City, compared to 1.6 in April 2024. That is a decrease of 10% versus a year ago.

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.

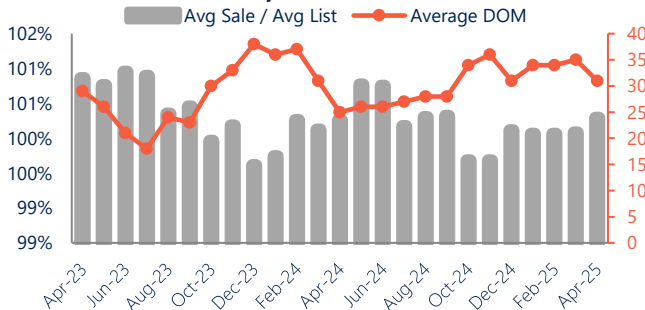
## New Listings & Current Contracts

This month there were 468 homes newly listed for sale in Chesapeake City compared to 431 in April 2024, an increase of 9%. There were 494 current contracts pending sale this April compared to 355 a year ago. The number of current contracts is 39% higher 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 Chesapeake City was 100.3% 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 31, higher than the average last year, which was 25, an increase of 24%.