

THE LONG & FOSTER MARKET MINUTE™

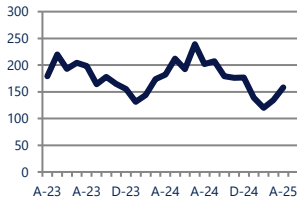
FOCUS ON: **HYATTSVILLE, BRENTWOOD, BLADENSBURG, AND MOUNT RAINIER HOUSING MARKET**

APRIL 2025

Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

Units Sold

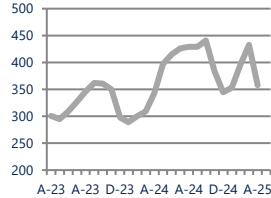
158



Down -13%
Vs. Year Ago

Active Inventory

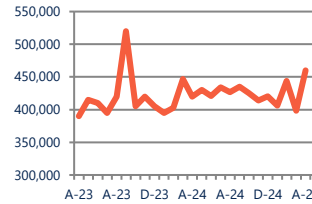
358



Up 4%
Vs. Year Ago

Median Sale Price

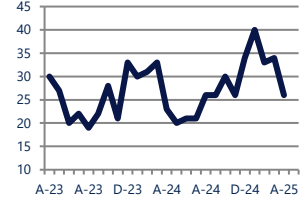
\$460,000



Up 10%
Vs. Year Ago

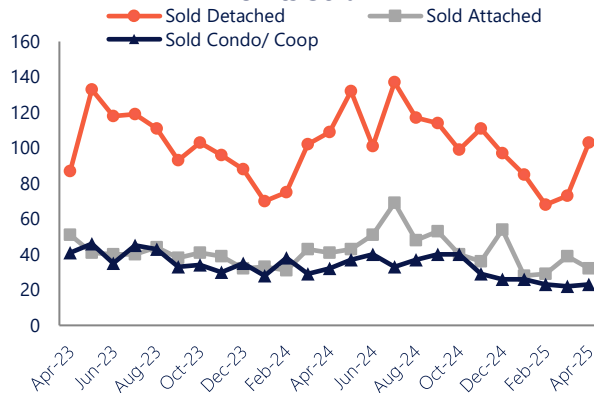
Days On Market

26



Up 13%
Vs. Year Ago

Units Sold*



Units Sold

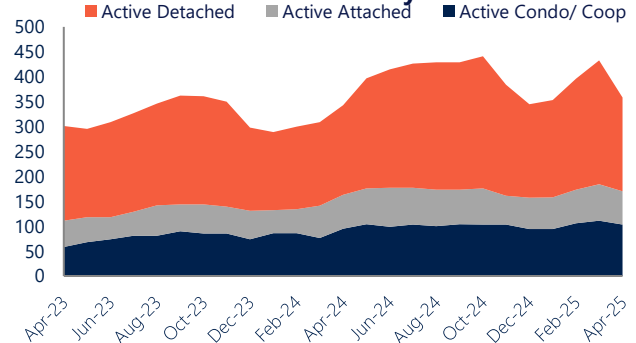
There was an increase in total units sold in April, with 158 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 134 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 4%. The total number of active inventory this April was 358 compared to 343 in April 2024.

This month's total of 358 is lower than the previous month's total supply of available inventory of 433, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$420,000. This April, the median sale price was \$460,000, an increase of 10% or \$40,000 compared to last year. The current median sold price is 15% 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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*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.

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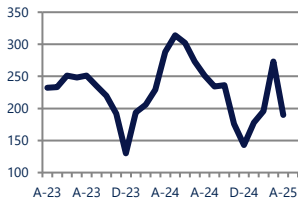
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APRIL 2025

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New Listings

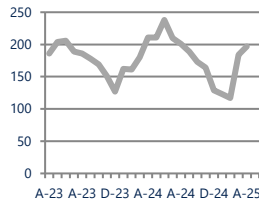
190



Down -34%
Vs. Year Ago

Current Contracts

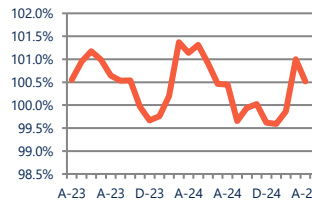
197



Down -7%
Vs. Year Ago

Sold Vs. List Price

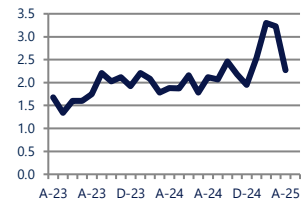
100.5%



Down -0.6%
Vs. Year Ago

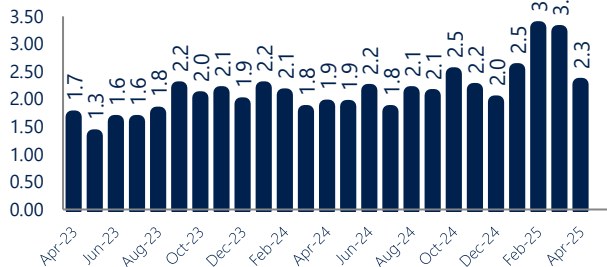
Months of Supply

2.3



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

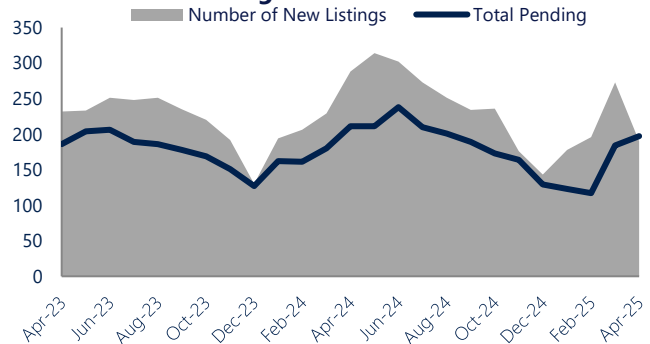
In April, there was 2.3 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 1.9 in April 2024. That is an increase of 20% versus a year ago.

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.

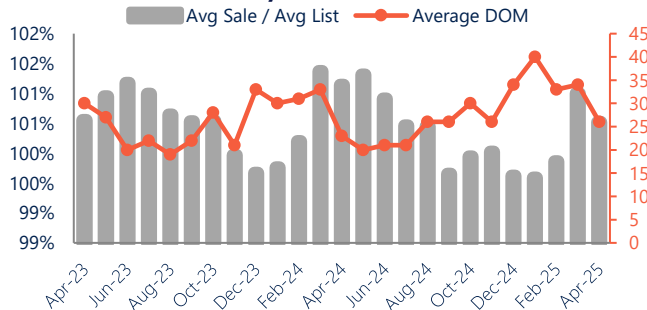
New Listings & Current Contracts

This month there were 190 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 288 in April 2024, a decrease of 34%. There were 197 current contracts pending sale this April compared to 211 a year ago. The number of current contracts is 7% 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 Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 100.5% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 23, an increase of 13%.

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