

THE LONG & FOSTER MARKET MINUTE™

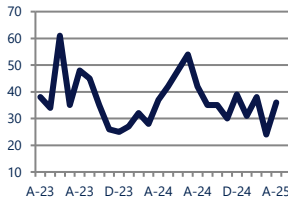
FOCUS ON: LEXINGTON PARK, GREAT MILLS, AND SOUTHERN ST. MARY'S COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 20653, 20634, 20620, 20667, 20692, 20690, 20674, 20630, 20684, 20628, 20680, 20687 and 20686

Units Sold

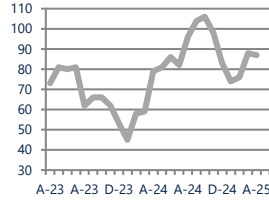
36



Down
Vs. Year Ago

Active Inventory

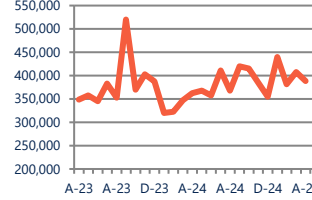
87



Up 10%
Vs. Year Ago

Median Sale Price

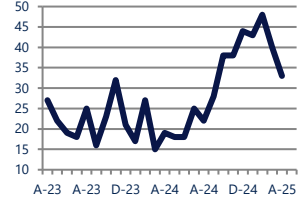
\$388,500



Up 7%
Vs. Year Ago

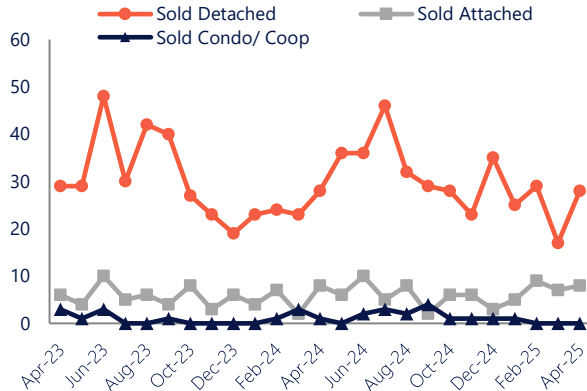
Days On Market

33



Up
Vs. Year Ago

Units Sold*



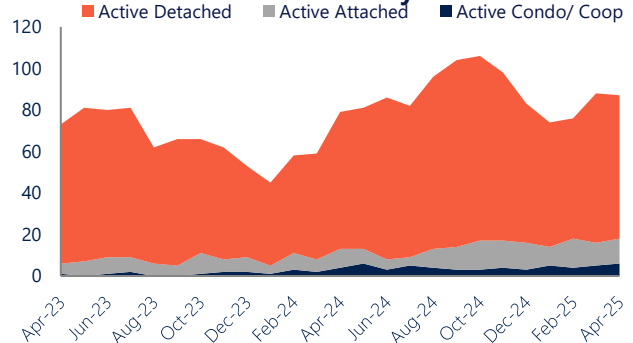
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 36 sold this month in Lexington Park, Great Mills, and Southern St. Mary's County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

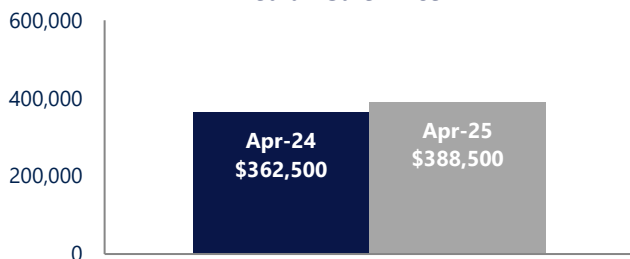
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 10%. The total number of active inventory this April was 87 compared to 79 in April 2024. This month's total of 87 is lower than the previous month's total supply of available inventory of 88, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lexington Park, Great Mills, and Southern St. Mary's County Homes was \$362,500. This April, the median sale price was \$388,500, an increase of 7% or \$26,000 compared to last year. The current median sold price is 5% 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.

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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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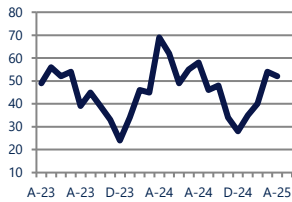
FOCUS ON: **LEXINGTON PARK, GREAT MILLS, AND SOUTHERN ST. MARY'S COUNTY HOUSING MARKET**

APRIL 2025

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New Listings

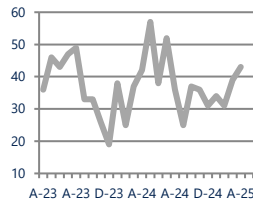
52



Down -25%
Vs. Year Ago

Current Contracts

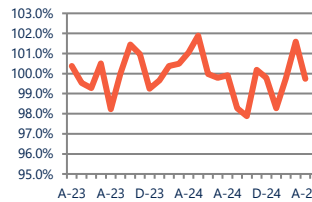
43



Up 2%
Vs. Year Ago

Sold Vs. List Price

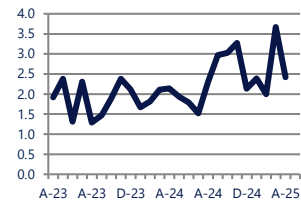
99.7%



Down -1.3%
Vs. Year Ago

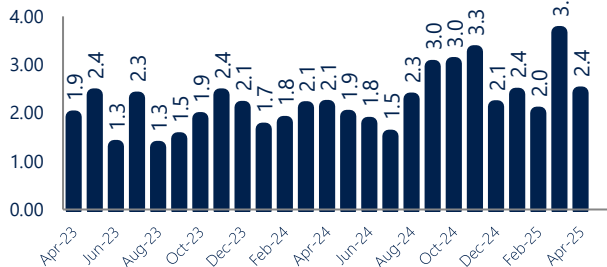
Months of Supply

2.4



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

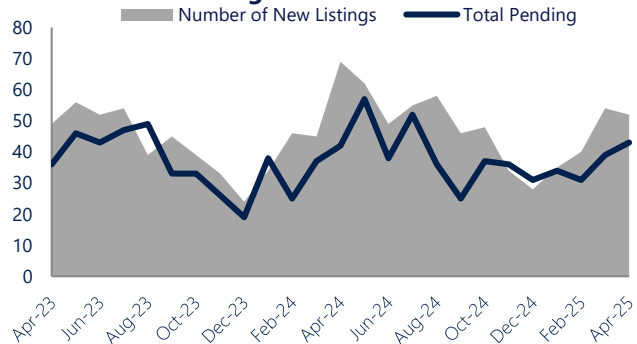
In April, there was 2.4 months of supply available in Lexington Park, Great Mills, and Southern St. Mary's County, compared to 2.1 in April 2024. That is an increase of 13% versus a year ago.

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.

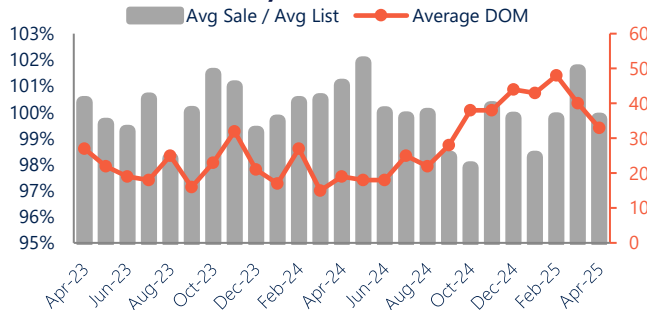
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Lexington Park, Great Mills, and Southern St. Mary's County compared to 69 in April 2024, a decrease of 25%. There were 43 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 2% 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 Lexington Park, Great Mills, and Southern St. Mary's County was 99.7% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.

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