

THE LONG & FOSTER MARKET MINUTE™

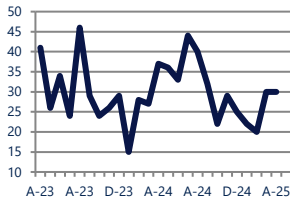
FOCUS ON: **MECHANICSVILLE, HUGHESVILLE, AND CHARLOTTE HALL HOUSING MARKET**

APRIL 2025

Zip Code(s): 20659, 20637 and 20622

Units Sold

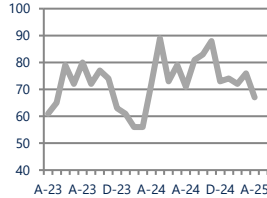
30



Down -19%
Vs. Year Ago

Active Inventory

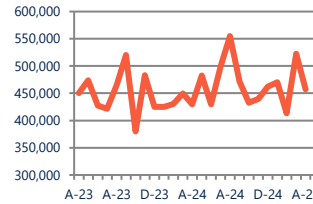
67



Down -7%
Vs. Year Ago

Median Sale Price

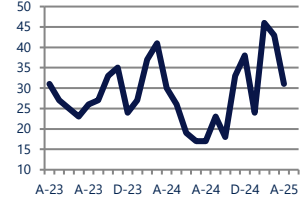
\$457,500



Up 6%
Vs. Year Ago

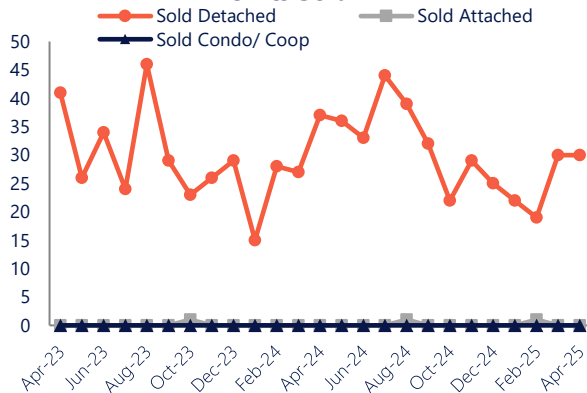
Days On Market

31



Up 3%
Vs. Year Ago

Units Sold*



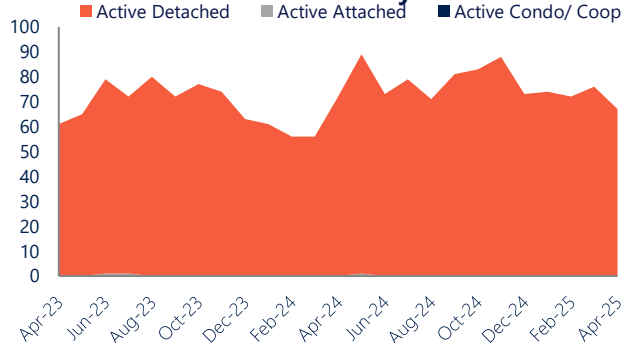
Units Sold

The number of units sold remained stable in April, with 30 sold this month in Mechanicsville, Hughesville, and Charlotte Hall. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

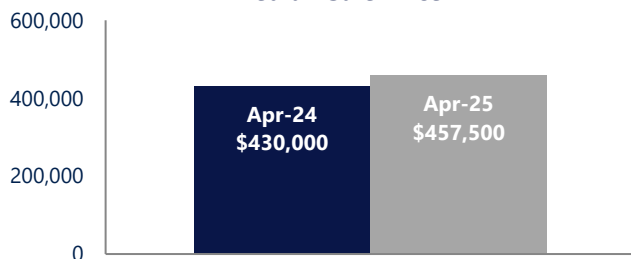
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 7%. The total number of active inventory this April was 67 compared to 72 in April 2024. This month's total of 67 is lower than the previous month's total supply of available inventory of 76, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mechanicsville, Hughesville, and Charlotte Hall Homes was \$430,000. This April, the median sale price was \$457,500, an increase of 6% or \$27,500 compared to last year. The current median sold price is 12% 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.

Mechanicsville, Hughesville, and Charlotte Hall are defined as properties listed in zip code/s 20659, 20637 and 20622.

*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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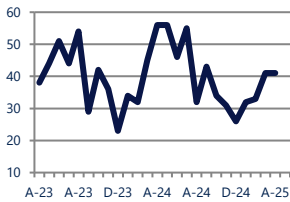
FOCUS ON: **MECHANICSVILLE, HUGHESVILLE, AND CHARLOTTE HALL HOUSING MARKET**

APRIL 2025

Zip Code(s): 20659, 20637 and 20622

New Listings

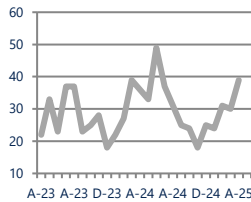
41



Down -27%
Vs. Year Ago

Current Contracts

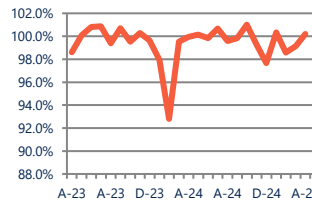
39



Up 8%
Vs. Year Ago

Sold Vs. List Price

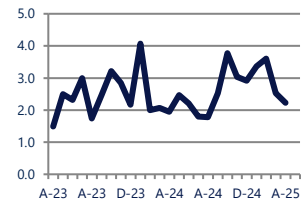
100.2%



No Change
Vs. Year Ago

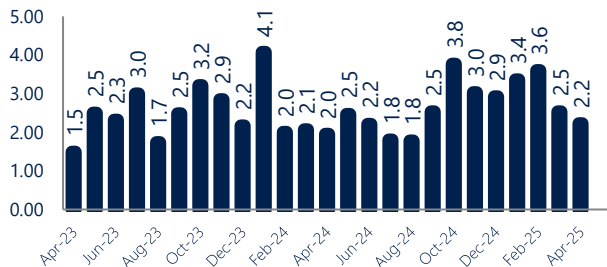
Months of Supply

2.2



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

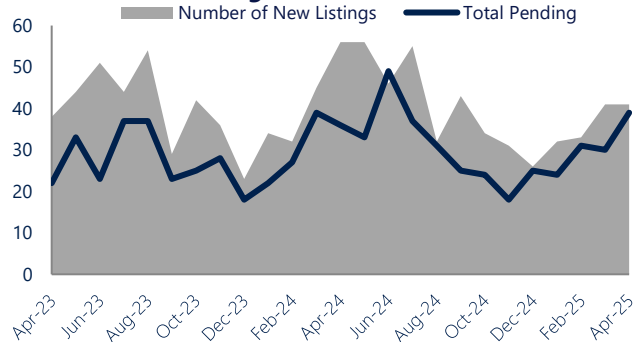
In April, there was 2.2 months of supply available in Mechanicsville, Hughesville, and Charlotte Hall, compared to 1.9 in April 2024. That is an increase of 15% versus a year ago.

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.

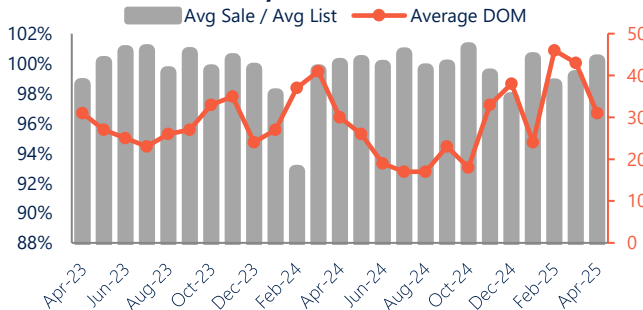
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Mechanicsville, Hughesville, and Charlotte Hall compared to 56 in April 2024, a decrease of 27%. There were 39 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 8% 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 Mechanicsville, Hughesville, and Charlotte Hall was 100.2% 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 30, an increase of 3%.

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