



The Long & Foster Market Minute™

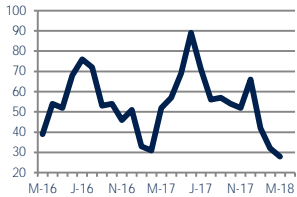
Focus On: Prince Frederick, Huntingtown, and St. Leonard Housing Market

March 2018

Zip Code(s): 20639, 20678, 20676, 20685 and 20615

Units Sold

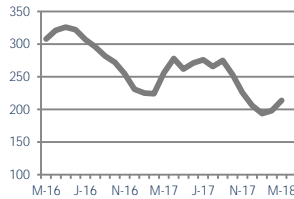
28



Down
Vs. Year Ago

Active Inventory

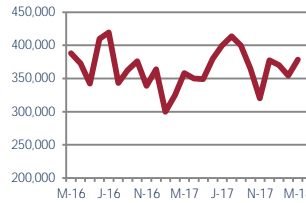
214



Down -16%
Vs. Year Ago

Median Sale Price

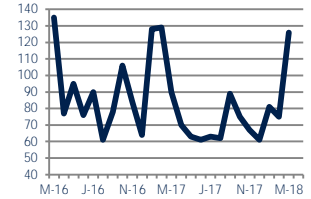
\$378,650



Up 6%
Vs. Year Ago

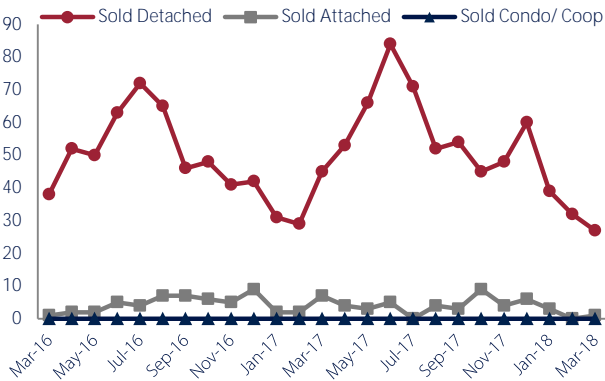
Days On Market

126



Up 40%
Vs. Year Ago

Units Sold*



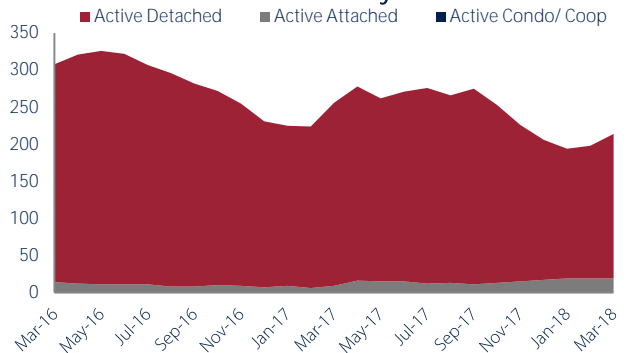
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 28 sold this month in Prince Frederick, Huntingtown, and St. Leonard. This month's total units sold was lower than at this time last year, a decrease from March 2017.

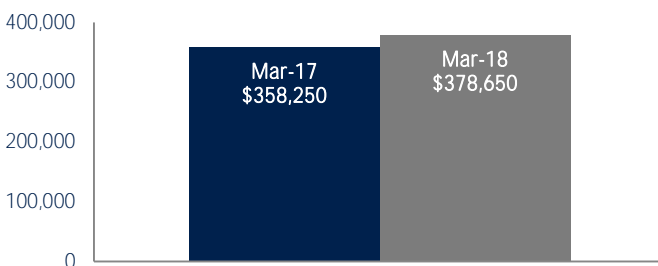
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 16%. The total number of active inventory this March was 214 compared to 256 in March 2017. This month's total of 214 is higher than the previous month's total supply of available inventory of 198, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Prince Frederick, Huntingtown, and St. Leonard Homes was \$358,250. This March, the median sale price was \$378,650, an increase of 6% or \$20,400 compared to last year. The current median sold price is 7% higher than in February.

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

Prince Frederick, Huntingtown, and St. Leonard are defined as properties listed in zip code/s 20639, 20678, 20676, 20685 and 20615.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



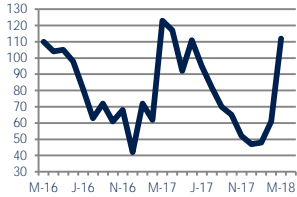
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20639, 20678, 20676, 20685 and 20615

New Listings

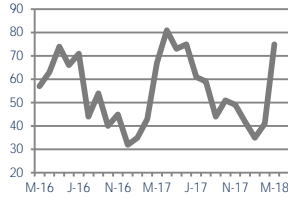
112



Down -9%
Vs. Year Ago

Current Contracts

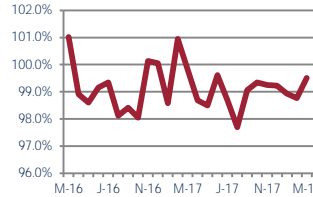
75



Up 12%
Vs. Year Ago

Sold Vs. List Price

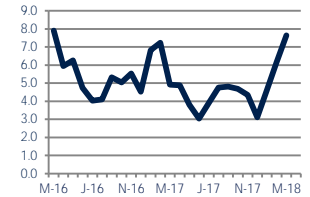
99.5%



No Change
Vs. Year Ago

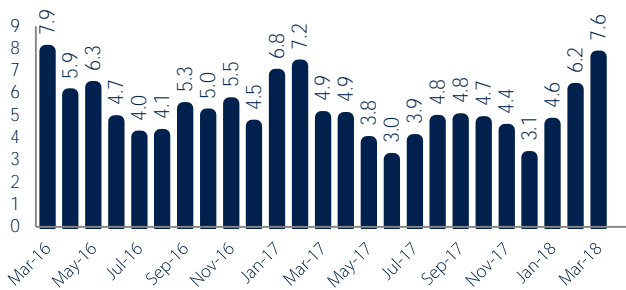
Months of Supply

7.6



Up 55%
Vs. Year Ago

Months Of Supply



Months of Supply

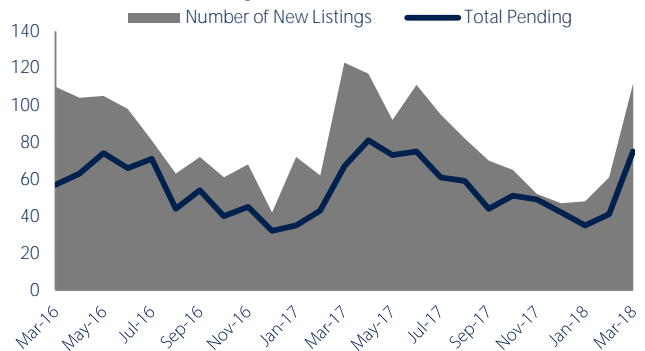
In March, there was 7.6 months of supply available in Prince Frederick, Huntingtown, and St. Leonard, compared to 4.9 in March 2017. That is an increase of 55% versus a year ago.

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.

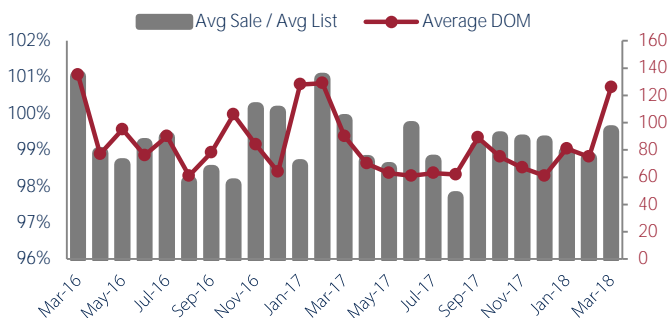
New Listings & Current Contracts

This month there were 112 homes newly listed for sale in Prince Frederick, Huntingtown, and St. Leonard compared to 123 in March 2017, a decrease of 9%. There were 75 current contracts pending sale this March compared to 67 a year ago. The number of current contracts is 12% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Prince Frederick, Huntingtown, and St. Leonard was 99.5% 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 126, higher than the average last year, which was 90, an increase of 40%.



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