



The Long & Foster Market Minute™

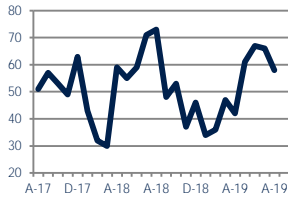
Focus On: Prince Frederick, Huntingtown, and St. Leonard Housing Market

August 2019

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

Units Sold

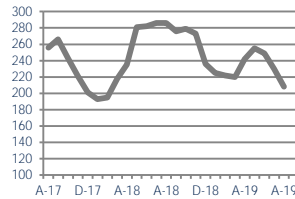
58



Down -21%
Vs. Year Ago

Active Inventory

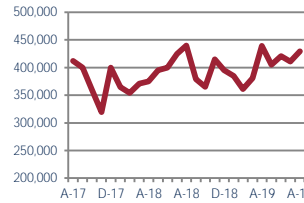
208



Down -27%
Vs. Year Ago

Median Sale Price

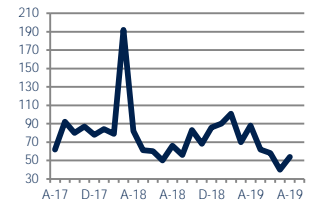
\$429,538



Down -2%
Vs. Year Ago

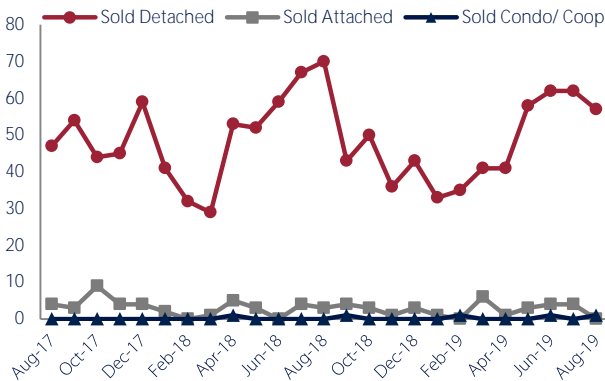
Days On Market

54



Down -18%
Vs. Year Ago

Units Sold*



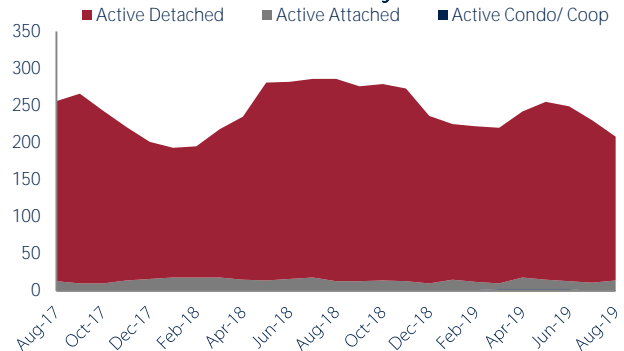
Units Sold

There was a decrease in total units sold in August, with 58 sold this month in Prince Frederick, Huntingtown, and St. Leonard versus 66 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 21% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 27%. The total number of active inventory this August was 208 compared to 286 in August 2018. This month's total of 208 is lower than the previous month's total supply of available inventory of 230, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Prince Frederick, Huntingtown, and St. Leonard Homes was \$439,900. This August, the median sale price was \$429,538, a decrease of 2% or \$10,362 compared to last year. The current median sold price is 5% higher than in July.

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 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.



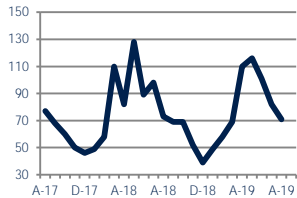
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

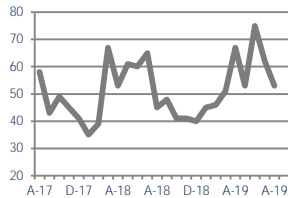
71



Down -3%
Vs. Year Ago

Current Contracts

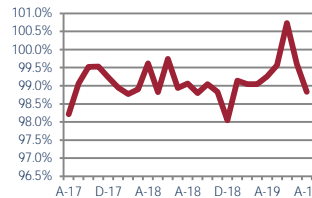
53



Up 18%
Vs. Year Ago

Sold Vs. List Price

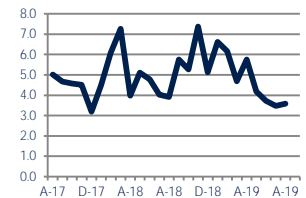
98.8%



No Change
Vs. Year Ago

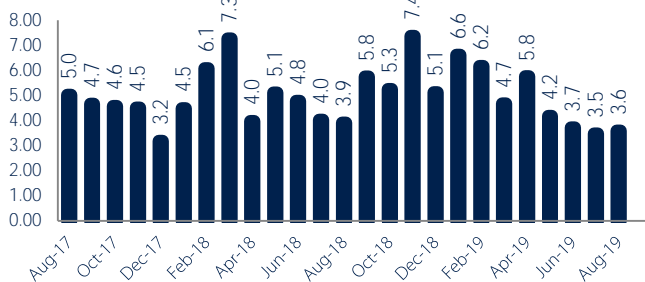
Months of Supply

3.6



Down -8%
Vs. Year Ago

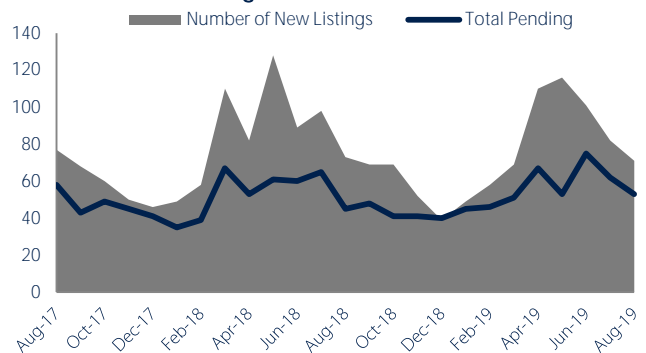
Months Of Supply



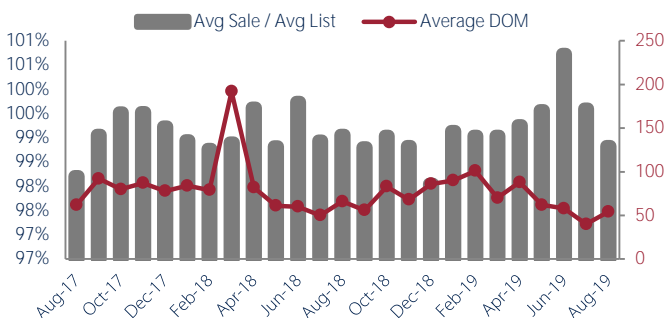
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Prince Frederick, Huntingtown, and St. Leonard compared to 73 in August 2018, a decrease of 3%. There were 53 current contracts pending sale this August compared to 45 a year ago. The number of current contracts is 18% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Prince Frederick, Huntingtown, and St. Leonard was 98.8% 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 54, lower than the average last year, which was 66, a decrease of 18%.



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