

THE LONG & FOSTER MARKET MINUTE™

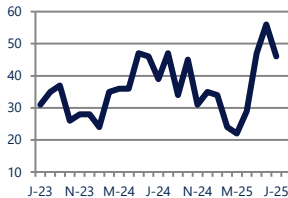
FOCUS ON: **PRINCE FREDERICK, HUNTINGTOWN, AND ST. LEONARD HOUSING MARKET**

JULY 2025

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

Units Sold

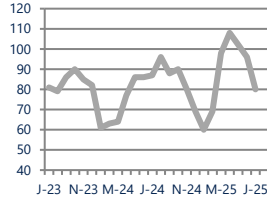
46



Up 18%
Vs. Year Ago

Active Inventory

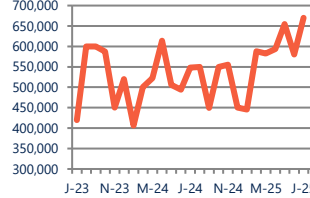
80



Down -8%
Vs. Year Ago

Median Sale Price

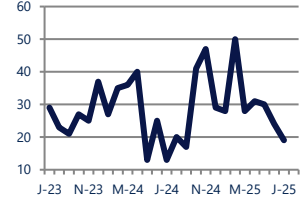
\$670,000



Up 22%
Vs. Year Ago

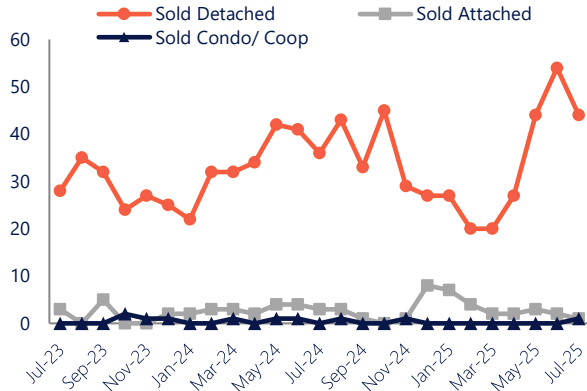
Days On Market

19



Up 46%
Vs. Year Ago

Units Sold*



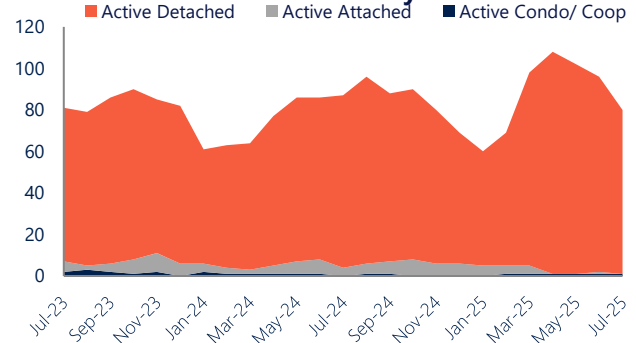
Units Sold

There was a decrease in total units sold in July, with 46 sold this month in Prince Frederick, Huntingtown, and St. Leonard versus 56 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2024.

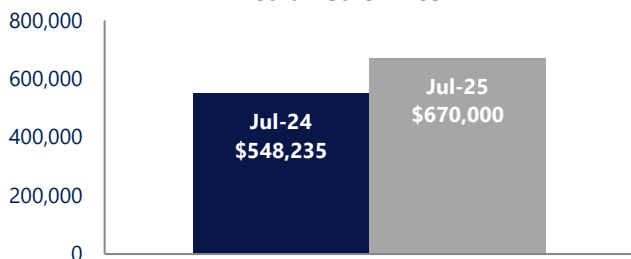
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 8%. The total number of active inventory this July was 80 compared to 87 in July 2024. This month's total of 80 is lower than the previous month's total supply of available inventory of 96, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Prince Frederick, Huntingtown, and St. Leonard Homes was \$548,235. This July, the median sale price was \$670,000, an increase of 22% or \$121,765 compared to last year. The current median sold price is 16% higher than in June.

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.

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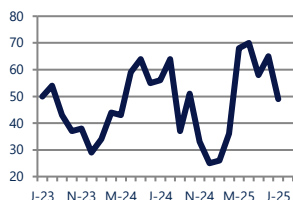
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JULY 2025

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

New Listings

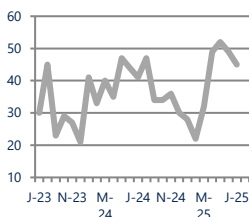
49



Down -13%
Vs. Year Ago

Current Contracts

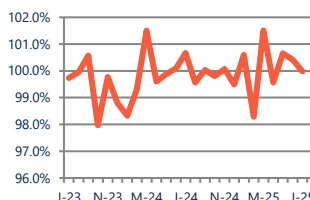
45



Up 10%
Vs. Year Ago

Sold Vs. List Price

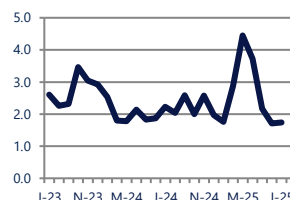
100.0%



Down -0.7%
Vs. Year Ago

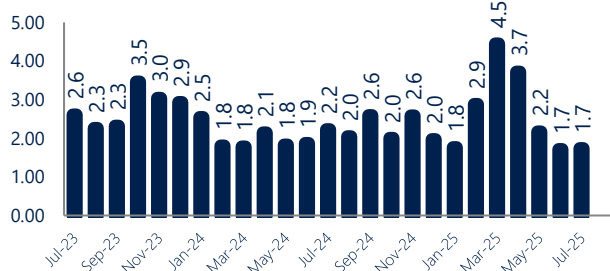
Months of Supply

1.7



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.7 months of supply available in Prince Frederick, Huntingtown, and St. Leonard, compared to 2.2 in July 2024. That is a decrease of 22% versus a year ago.

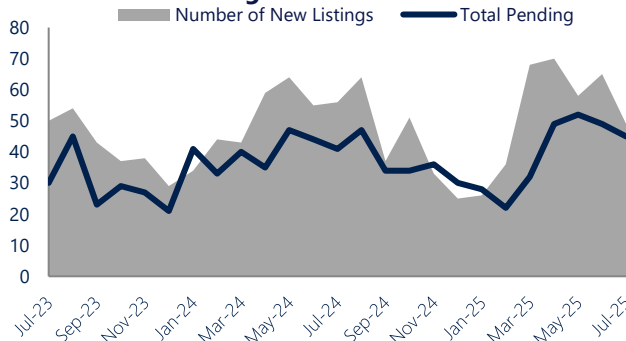
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

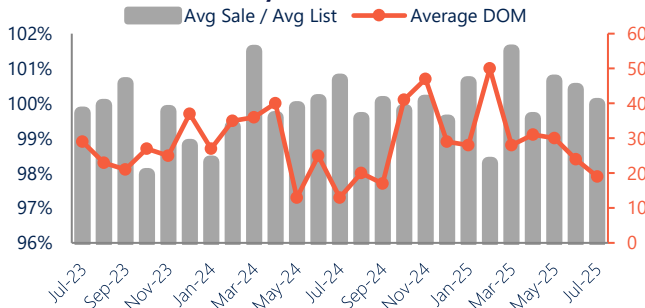
This month there were 49 homes newly listed for sale in Prince Frederick, Huntingtown, and St. Leonard compared to 56 in July 2024, a decrease of 13%. There were 45 current contracts pending sale this July compared to 41 a year ago.

The number of current contracts is 10% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Prince Frederick, Huntingtown, and St. Leonard was 100.0% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 13, an increase of 46%.

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