Focus On: Prince George's County Housing Market

September 2019

**Units Sold**

- **This Month:** 900 units sold in September 2019 in Prince George's County
- **Last September:** 994 units sold in September 2018
- **Change:** A decrease of 9%
- **Year-over-Year Change:** An increase of 2%

**Active Inventory**

- **This Month:** 1,915 units in active inventory
- **Last September:** 2,897 units in active inventory
- **Change:** A decrease of 34%
- **Year-over-Year Change:** A decrease of 11%

**Median Sale Price**

- **This Month:** $315,900
- **Last September:** $295,000
- **Change:** An increase of 7%
- **Year-over-Year Change:** An increase of 7% or $20,900 compared to last year

**Days On Market**

- **This Month:** 32 days
- **Year-over-Year Change:** The current median sold price is 2% higher than in August

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**Units Sold**

There was a decrease in total units sold in September, with 900 sold this month in Prince George's County versus 994 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 2% versus September 2018.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 982 units or 34%. The total number of active inventory this September was 1,915 compared to 2,897 in September 2018. This month's total of 1,915 is lower than the previous month's total supply of available inventory of 2,253, a decrease of 15%.

**Median Sale Price**

Last September, the median sale price for Prince George's County Homes was $295,000. This September, the median sale price was $315,900, an increase of 7% or $20,900 compared to last year. The current median sold price is 2% higher than in August.

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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**September 2019**

**New Listings**
- 1,270
- Down -2% Vs. Year Ago

**Current Contracts**
- 1,056
- Up 24% Vs. Year Ago

**Sold Vs. List Price**
- 99.5%
- No Change Vs. Year Ago

**Months of Supply**
- 2.1
- Down -35% Vs. Year Ago

**New Listings & Current Contracts**
This month there were 1,270 homes newly listed for sale in Prince George's County compared to 1,295 in September 2018, a decrease of 2%. There were 1,056 current contracts pending sale this September compared to 853 a year ago. The number of current contracts remained stable as compared to last September.

**Sale Price to List Price Ratio**
In September, the average sale price in Prince George's County 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 32, lower than the average last year, which was 36, a decrease of 11%.

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