

THE LONG & FOSTER MARKET MINUTE™

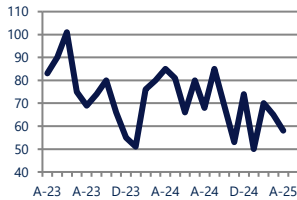
FOCUS ON: **TEMPLE HILLS, OXON HILL, AND SUITLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 20748, 20745 and 20746

Units Sold

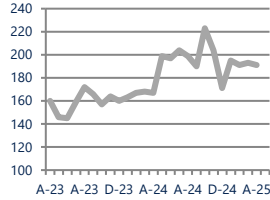
58



Down -32%
Vs. Year Ago

Active Inventory

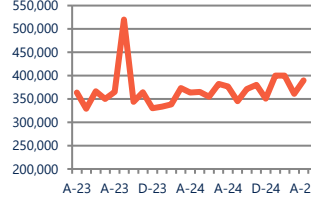
191



Up 14%
Vs. Year Ago

Median Sale Price

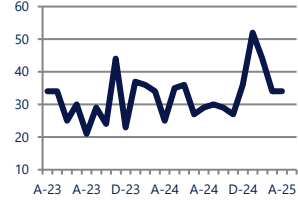
\$389,950



Up 7%
Vs. Year Ago

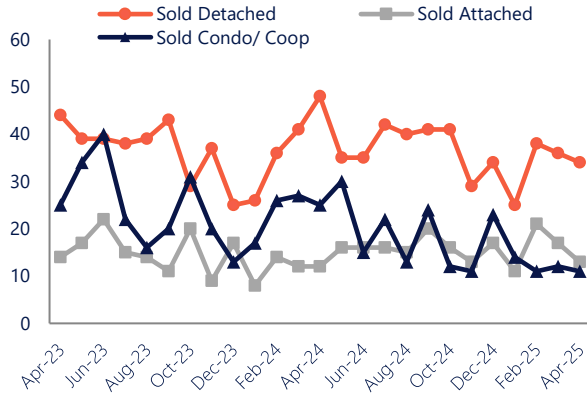
Days On Market

34



Up 36%
Vs. Year Ago

Units Sold*



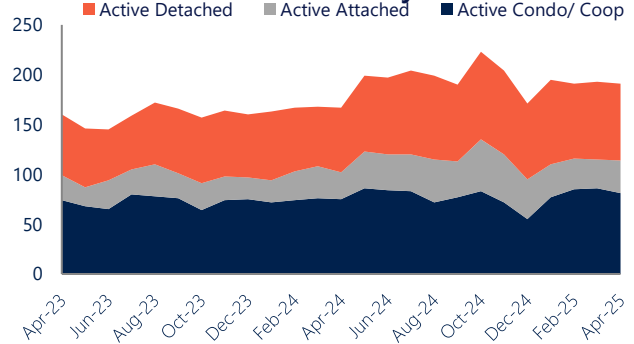
Units Sold

There was a decrease in total units sold in April, with 58 sold this month in Temple Hills, Oxon Hill, and Suitland versus 65 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 32% versus April 2024.

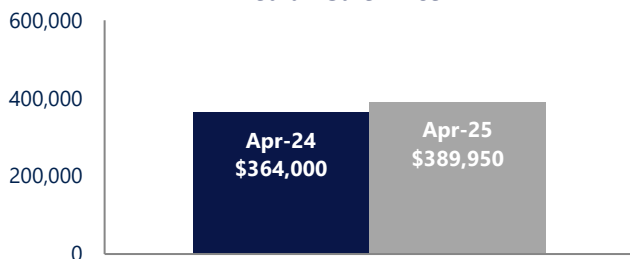
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 14%. The total number of active inventory this April was 191 compared to 167 in April 2024. This month's total of 191 is lower than the previous month's total supply of available inventory of 193, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Temple Hills, Oxon Hill, and Suitland Homes was \$364,000. This April, the median sale price was \$389,950, an increase of 7% or \$25,950 compared to last year. The current median sold price is 8% higher 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.

Temple Hills, Oxon Hill, and Suitland are defined as properties listed in zip code/s 20748, 20745 and 20746.

*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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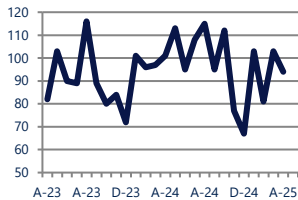
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APRIL 2025

Zip Code(s): 20748, 20745 and 20746

New Listings

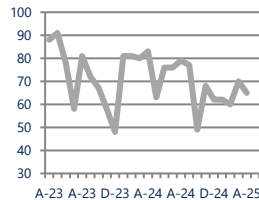
94



Down -7%
Vs. Year Ago

Current Contracts

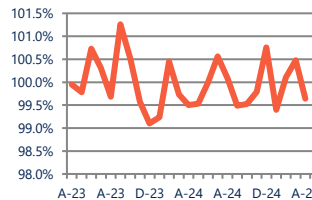
65



Down -22%
Vs. Year Ago

Sold Vs. List Price

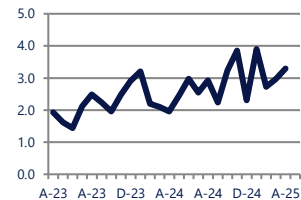
99.6%



No Change
Vs. Year Ago

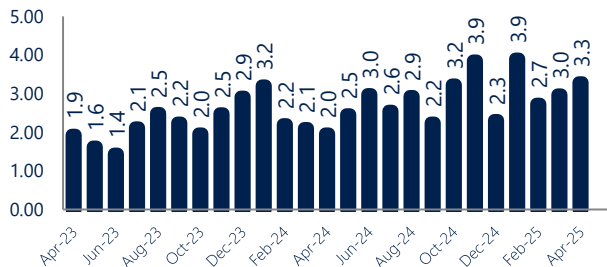
Months of Supply

3.3



Up 68%
Vs. Year Ago

Months Of Supply



Months of Supply

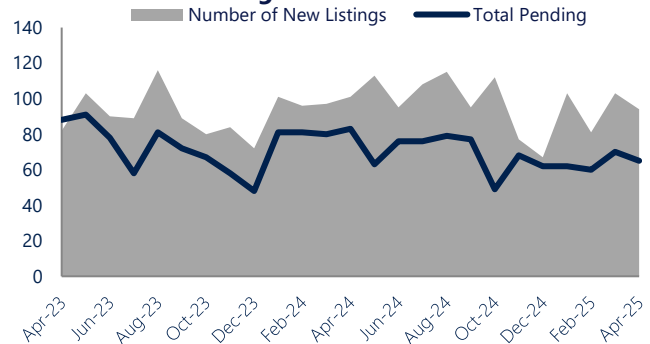
In April, there was 3.3 months of supply available in Temple Hills, Oxon Hill, and Suitland, compared to 2.0 in April 2024. That is an increase of 68% versus a year ago.

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.

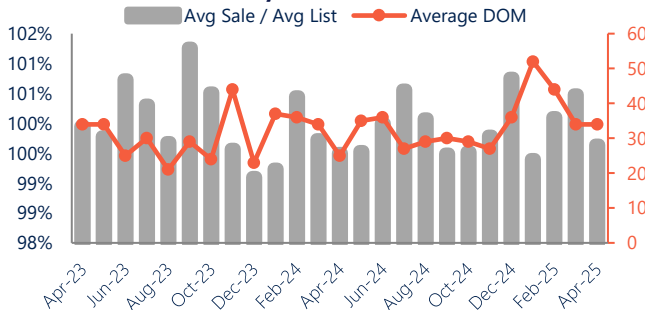
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Temple Hills, Oxon Hill, and Suitland compared to 101 in April 2024, a decrease of 7%. There were 65 current contracts pending sale this April compared to 83 a year ago. The number of current contracts is 22% lower 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 Temple Hills, Oxon Hill, and Suitland was 99.6% 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 34, higher than the average last year, which was 25, an increase of 36%.

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