

THE LONG & FOSTER MARKET MINUTE™

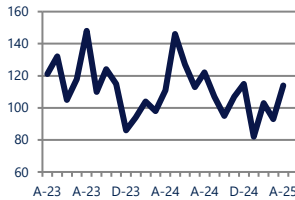
FOCUS ON: **WALDORF, ST. CHARLES, AND WHITE PLAINS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20603, 20602, 20601, 20695 and 20604

Units Sold

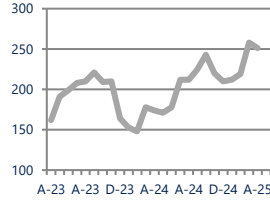
114



Up 3%
Vs. Year Ago

Active Inventory

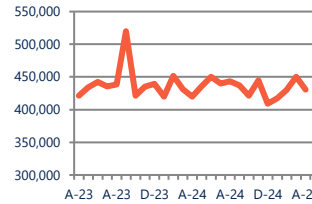
251



Up 44%
Vs. Year Ago

Median Sale Price

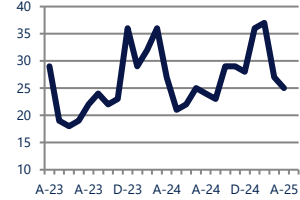
\$430,595



Up 3%
Vs. Year Ago

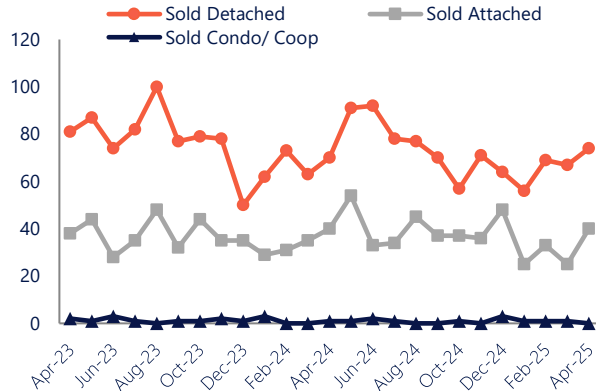
Days On Market

25



Down -7%
Vs. Year Ago

Units Sold*



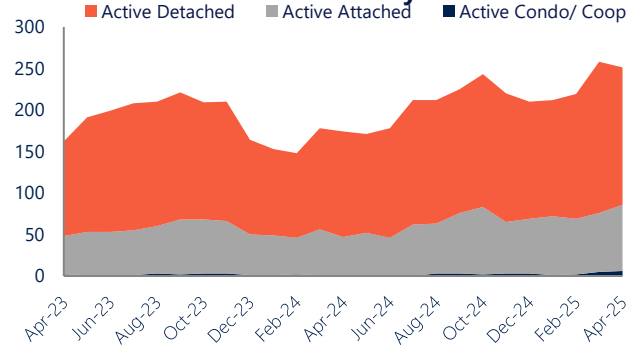
Units Sold

There was an increase in total units sold in April, with 114 sold this month in Waldorf, St. Charles, and White Plains versus 93 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 77 units or 44%. The total number of active inventory this April was 251 compared to 174 in April 2024. This month's total of 251 is lower than the previous month's total supply of available inventory of 258, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$420,000. This April, the median sale price was \$430,595, an increase of 3% or \$10,595 compared to last year. The current median sold price is 4% lower 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.

Waldorf, St. Charles, and White Plains are defined as properties listed in zip code/s 20603, 20602, 20601, 20695 and 20604.

*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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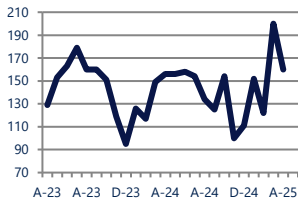
FOCUS ON: **WALDORF, ST. CHARLES, AND WHITE PLAINS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20603, 20602, 20601, 20695 and 20604

New Listings

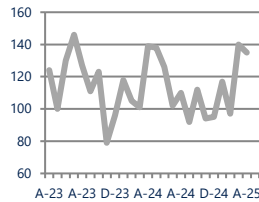
160



Up 3%
Vs. Year Ago

Current Contracts

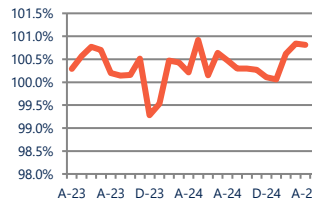
135



Down -3%
Vs. Year Ago

Sold Vs. List Price

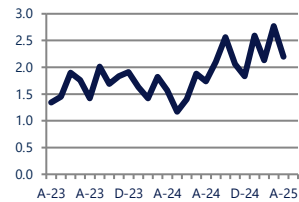
100.8%



Up 0.6%
Vs. Year Ago

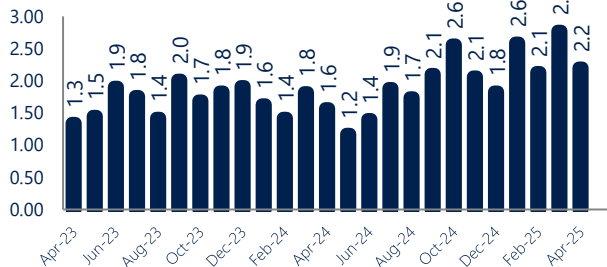
Months of Supply

2.2



Up 40%
Vs. Year Ago

Months Of Supply



Months of Supply

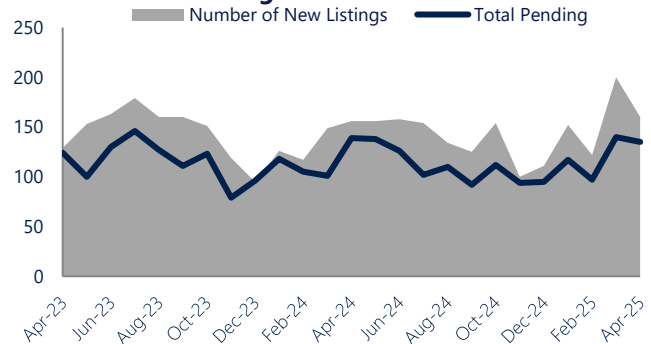
In April, there was 2.2 months of supply available in Waldorf, St. Charles, and White Plains, compared to 1.6 in April 2024. That is an increase of 40% versus a year ago.

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.

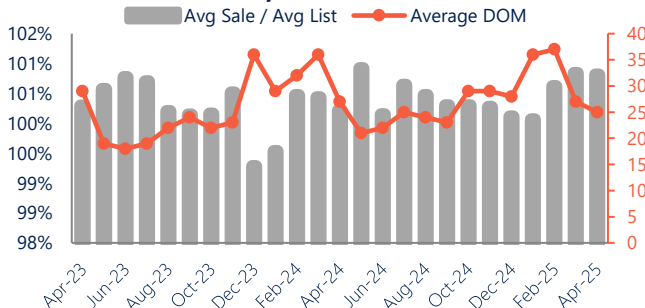
New Listings & Current Contracts

This month there were 160 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 156 in April 2024, an increase of 3%. There were 135 current contracts pending sale this April compared to 139 a year ago. The number of current contracts is 3% 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 Waldorf, St. Charles, and White Plains was 100.8% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 27, a decrease of 7%.

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