

# THE LONG & FOSTER MARKET MINUTE™

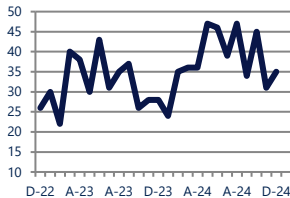
FOCUS ON: PRINCE FREDERICK, HUNTINGTOWN, AND ST. LEONARD HOUSING MARKET

DECEMBER 2024

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

## Units Sold

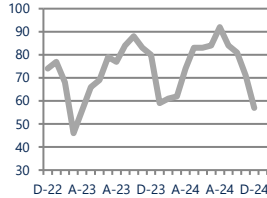
35



Up 25%  
Vs. Year Ago

## Active Inventory

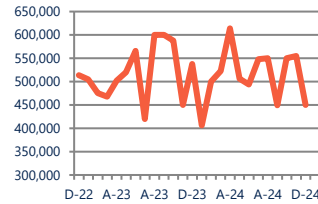
57



Down -29%  
Vs. Year Ago

## Median Sale Price

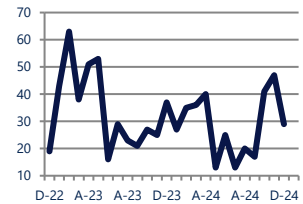
\$450,000



Down -16%  
Vs. Year Ago

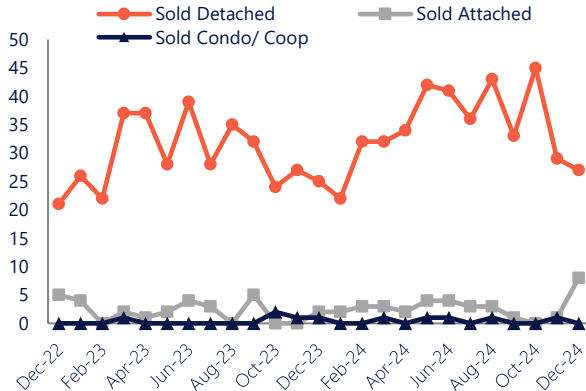
## Days On Market

29



Down -22%  
Vs. Year Ago

## Units Sold\*



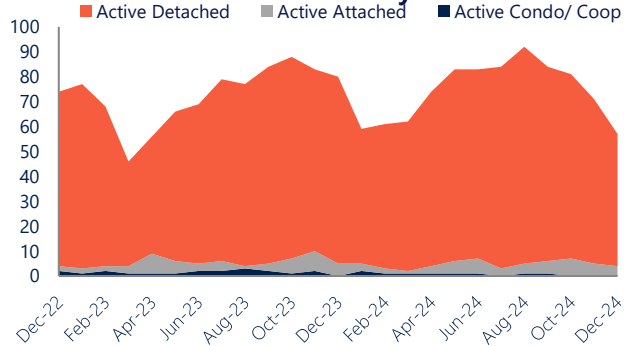
## Units Sold

There was an increase in total units sold in December, with 35 sold this month in Prince Frederick, Huntingtown, and St. Leonard versus 31 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 25% versus December 2023.

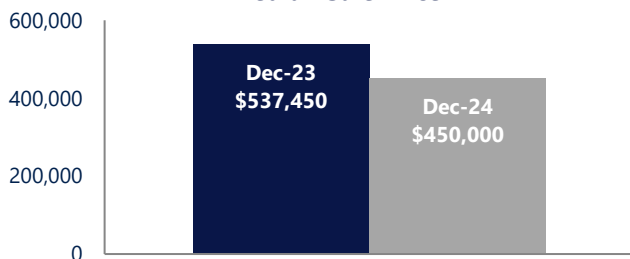
## Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 29%. The total number of active inventory this December was 57 compared to 80 in December 2023. This month's total of 57 is lower than the previous month's total supply of available inventory of 71, a decrease of 20%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Prince Frederick, Huntingtown, and St. Leonard Homes was \$537,450. This December, the median sale price was \$450,000, a decrease of 16% or \$87,450 compared to last year. The current median sold price is 19% lower than in November.

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.

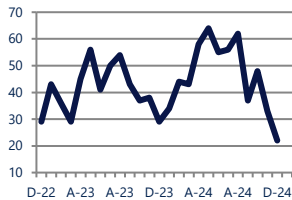
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE FREDERICK, HUNTINGTOWN, AND ST. LEONARD HOUSING MARKET** DECEMBER 2024

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

## New Listings

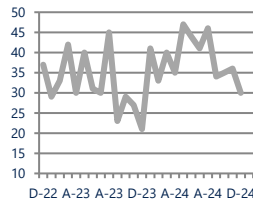
22



**Down -24%**  
Vs. Year Ago

## Current Contracts

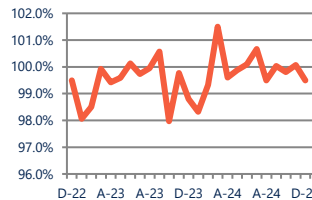
30



**Up 43%**  
Vs. Year Ago

## Sold Vs. List Price

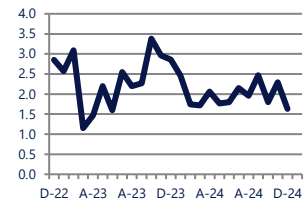
99.5%



**Up 0.7%**  
Vs. Year Ago

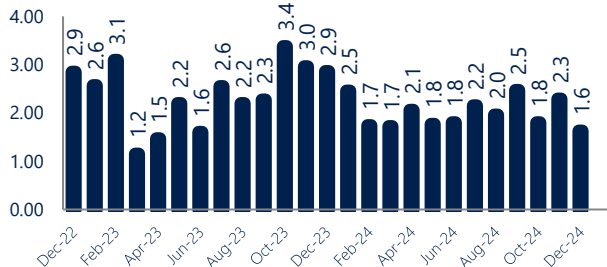
## Months of Supply

1.6



**Down -43%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

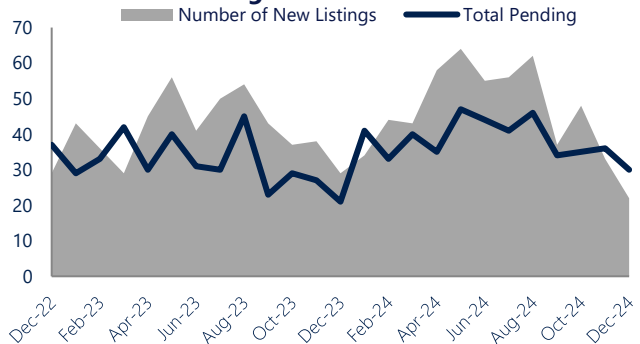
In December, there was 1.6 months of supply available in Prince Frederick, Huntingtown, and St. Leonard, compared to 2.9 in December 2023. That is a decrease of 43% versus a year ago.

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.

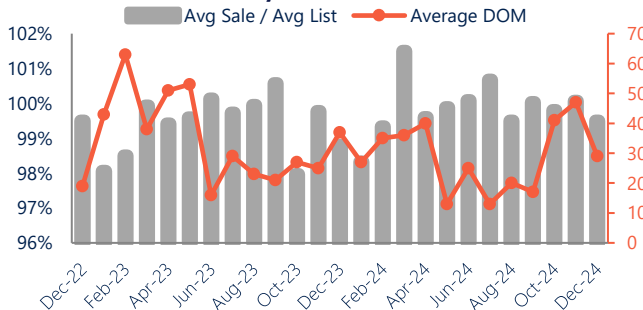
## New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Prince Frederick, Huntingtown, and St. Leonard compared to 29 in December 2023, a decrease of 24%. There were 30 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 43% higher than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Prince Frederick, Huntingtown, and St. Leonard was 99.5% of the average list price, which is 0.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 37, a decrease of 22%.

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