

THE LONG & FOSTER MARKET MINUTE™

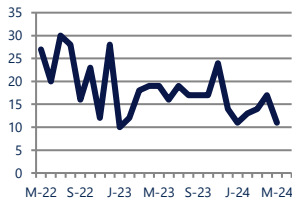
FOCUS ON: **BELTSVILLE HOUSING MARKET**

MAY 2024

Zip Code(s): 20705

Units Sold

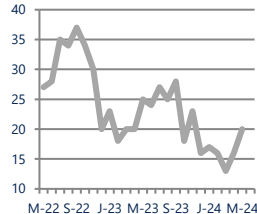
11



Down
Vs. Year Ago

Active Inventory

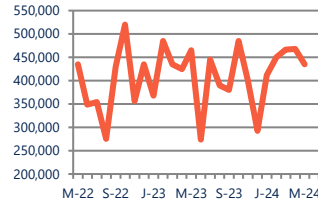
20



Down -20%
Vs. Year Ago

Median Sale Price

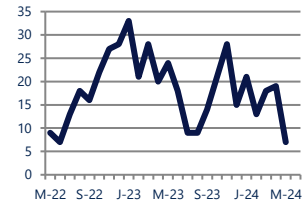
\$435,000



Down -6%
Vs. Year Ago

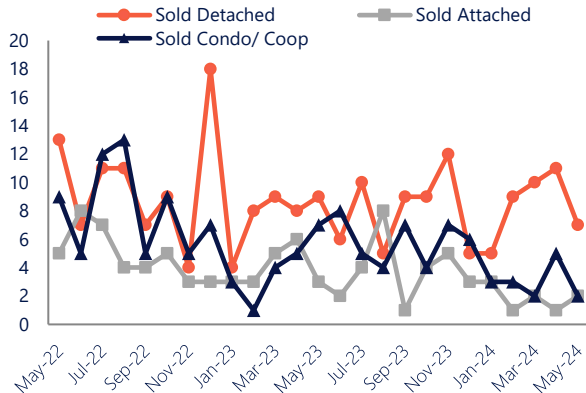
Days On Market

7



Down
Vs. Year Ago

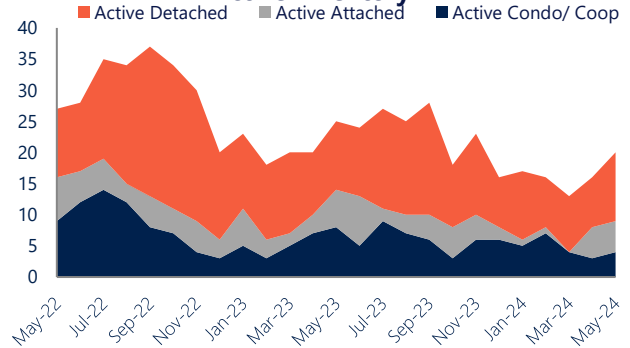
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 11 sold this month in Beltsville. This month's total units sold was lower than at this time last year, a decrease from May 2023.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 20%. The total number of active inventory this May was 20 compared to 25 in May 2023. This month's total of 20 is higher than the previous month's total supply of available inventory of 16, an increase of 25%.

Median Sale Price



Median Sale Price

Last May, the median sale price for Beltsville Homes was \$465,000. This May, the median sale price was \$435,000, a decrease of 6% or \$30,000 compared to last year. The current median sold price is 7% lower than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Beltsville are defined as properties listed in zip code/s 20705.

*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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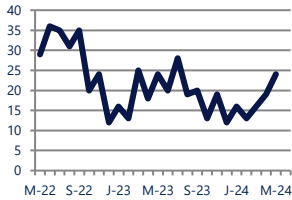
FOCUS ON: **BELTSVILLE HOUSING MARKET**

MAY 2024

Zip Code(s): 20705

New Listings

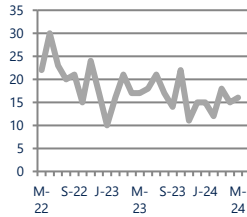
24



No Change
Vs. Year Ago

Current Contracts

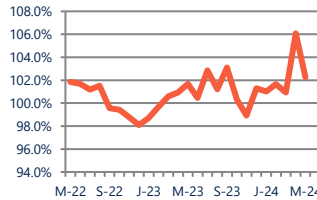
16



Down -6%
Vs. Year Ago

Sold Vs. List Price

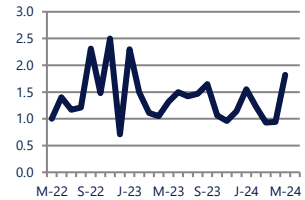
102.3%



Up 0.6%
Vs. Year Ago

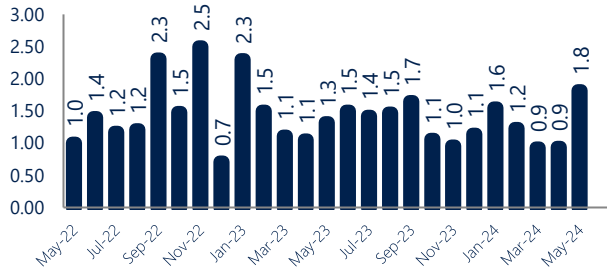
Months of Supply

1.8



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

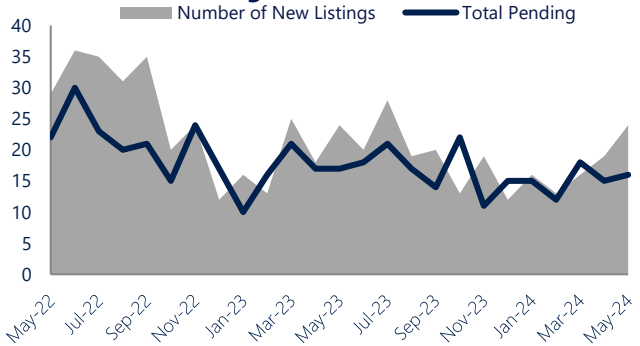
In May, there was 1.8 months of supply available in Beltsville, compared to 1.3 in May 2023. That is an increase of 38% versus a year ago.

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.

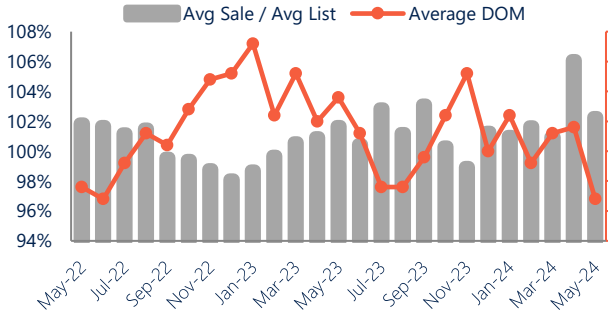
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Beltsville, which is similar to the amount in May 2023. There were 16 current contracts pending sale this May compared to 17 a year ago. The number of current contracts is 6% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Beltsville was 102.3% 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 7, lower than the average last year, which was 24. This decrease was impacted by the limited number of sales.

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