

# THE LONG & FOSTER MARKET MINUTE™

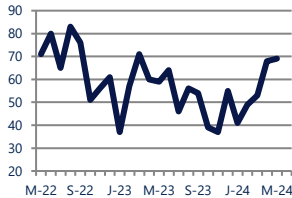
FOCUS ON: **FORT WASHINGTON AND ACCOKEEK HOUSING MARKET**

MAY 2024

Zip Code(s): 20744 and 20607

## Units Sold

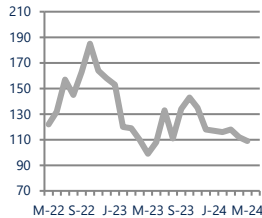
69



**Up 17%**  
Vs. Year Ago

## Active Inventory

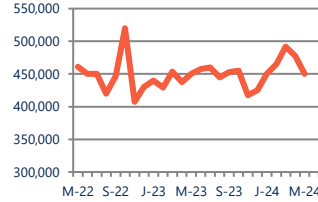
109



**Up 10%**  
Vs. Year Ago

## Median Sale Price

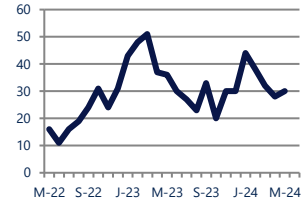
\$450,000



**No Change**  
Vs. Year Ago

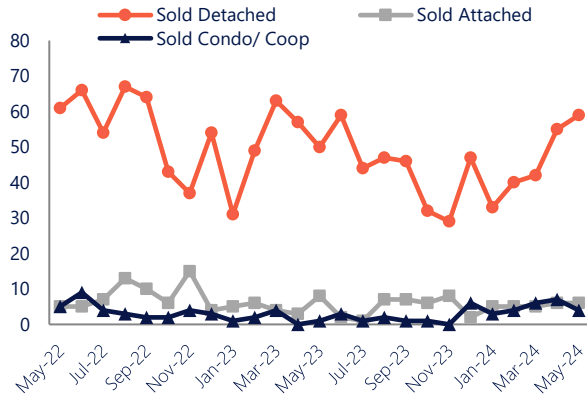
## Days On Market

30



**Down -17%**  
Vs. Year Ago

### Units Sold\*



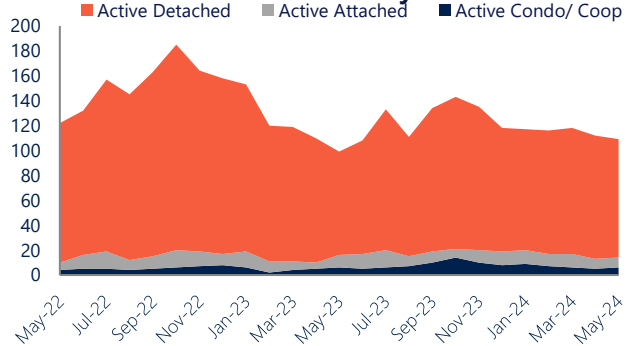
## Units Sold

There was an increase in total units sold in May, with 69 sold this month in Fort Washington and Accokeek versus 68 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 17% versus May 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 10%. The total number of active inventory this May was 109 compared to 99 in May 2023. This month's total of 109 is lower than the previous month's total supply of available inventory of 112, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Fort Washington and Accokeek Homes was \$450,200. This May, the median sale price was \$450,000, which is similar compared to a year ago. The current median sold price is 6% 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.

Fort Washington and Accokeek are defined as properties listed in zip code/s 20744 and 20607.

\*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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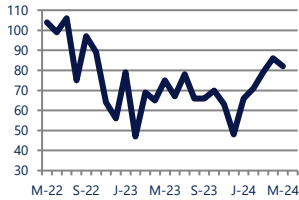
FOCUS ON: **FORT WASHINGTON AND ACCOKEEK HOUSING MARKET**

MAY 2024

Zip Code(s): 20744 and 20607

## New Listings

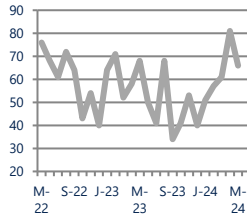
82



Up 9%  
Vs. Year Ago

## Current Contracts

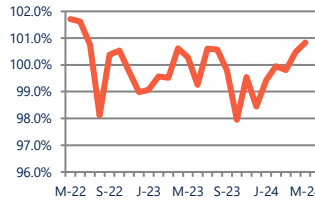
66



Down -3%  
Vs. Year Ago

## Sold Vs. List Price

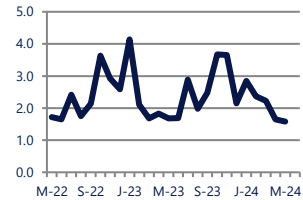
100.8%



Up 0.5%  
Vs. Year Ago

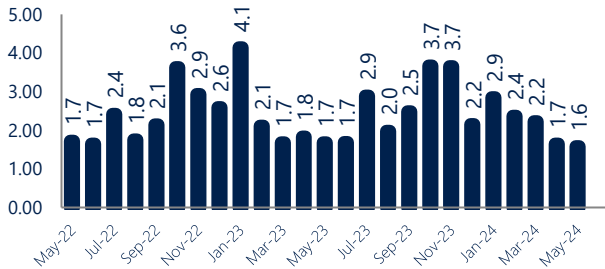
## Months of Supply

1.6



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

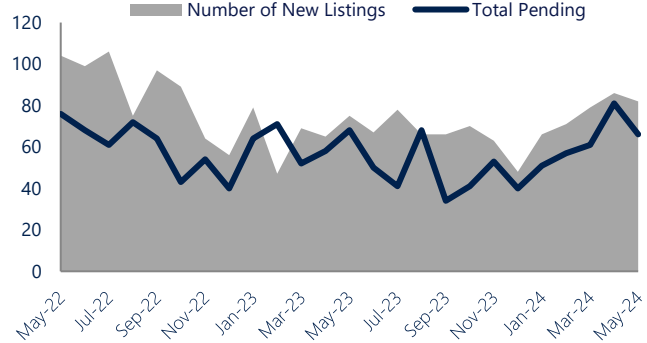
In May, there was 1.6 months of supply available in Fort Washington and Accokeek. The amount of supply is similar compared to a year ago.

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.

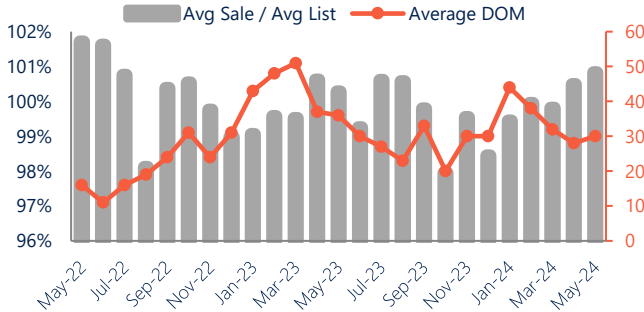
## New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Fort Washington and Accokeek compared to 75 in May 2023, an increase of 9%. There were 66 current contracts pending sale this May compared to 68 a year ago. The number of current contracts is 3% 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 Fort Washington and Accokeek 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 30, lower than the average last year, which was 36, a decrease of 17%.

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