



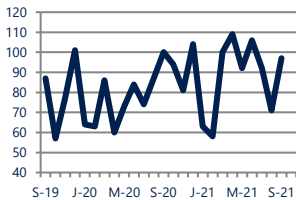
Focus On: Fort Washington and Accokeek Housing Market

September 2021

Zip Code(s): 20744 and 20607

Units Sold

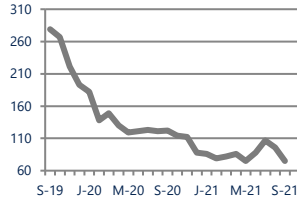
97



Down -3%
Vs. Year Ago

Active Inventory

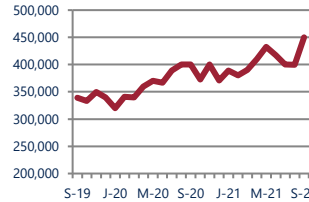
75



Down -39%
Vs. Year Ago

Median Sale Price

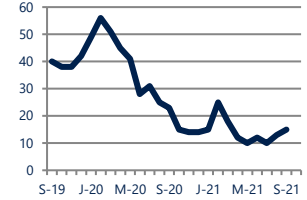
\$450,000



Up 13%
Vs. Year Ago

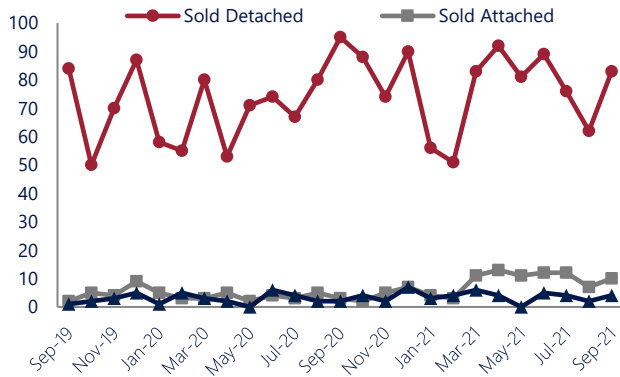
Days On Market

15



Down -35%
Vs. Year Ago

Units Sold*



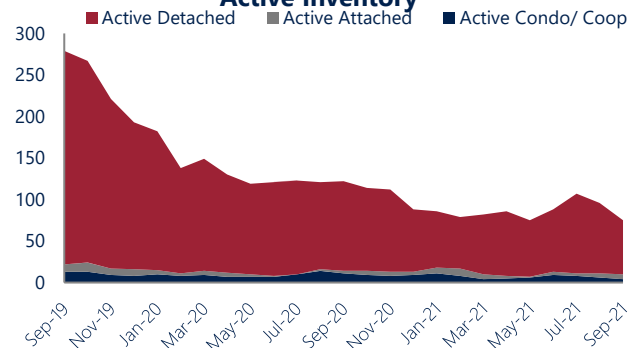
Units Sold

There was an increase in total units sold in September, with 97 sold this month in Fort Washington and Accokeek. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 39%. The total number of active inventory this September was 75 compared to 122 in September 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 96, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Fort Washington and Accokeek Homes was \$400,000. This September, the median sale price was \$450,000, an increase of 13% or \$50,000 compared to last year. The current median sold price is 13% higher than in August.

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.

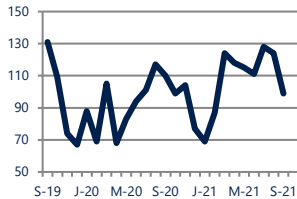




Zip Code(s): 20744 and 20607

New Listings

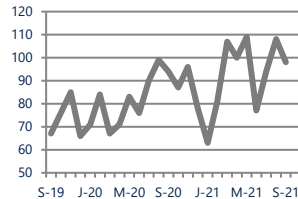
99



Down -10%
Vs. Year Ago

Current Contracts

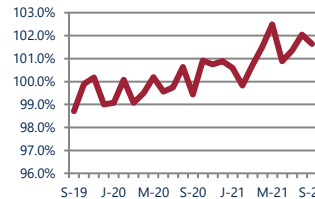
98



Up 4%
Vs. Year Ago

Sold Vs. List Price

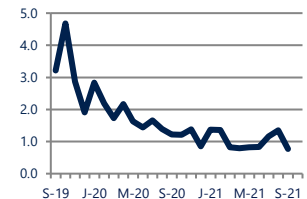
101.6%



Up 2.2%
Vs. Year Ago

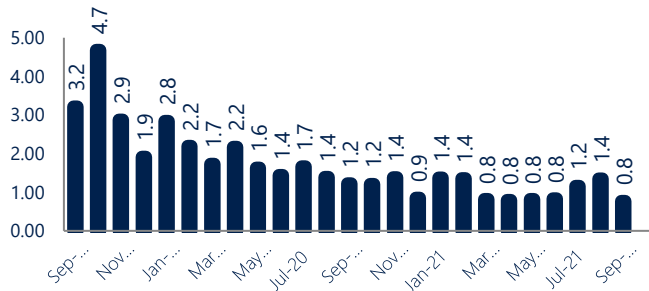
Months of Supply

0.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

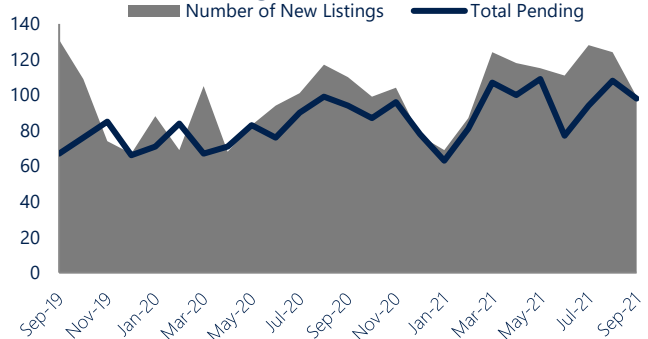
In September, there was 0.8 months of supply available in Fort Washington and Accokeek, compared to 1.2 in September 2020. That is a decrease of 37% versus a year ago.

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.

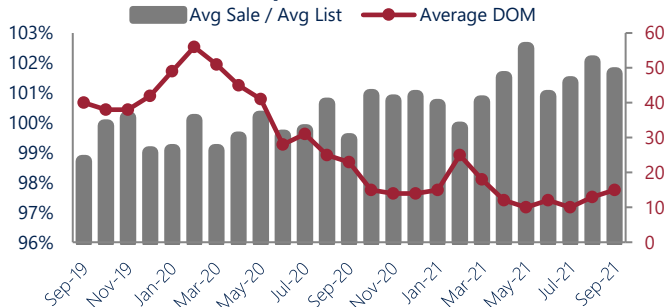
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Fort Washington and Accokeek compared to 110 in September 2020, a decrease of 10%. There were 98 current contracts pending sale this September compared to 94 a year ago. The number of current contracts is 4% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Fort Washington and Accokeek was 101.6% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 23, a decrease of 35%.



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