

THE LONG & FOSTER MARKET MINUTE™

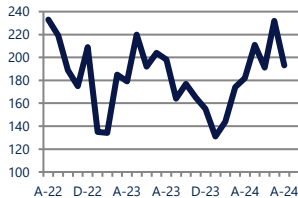
FOCUS ON: **HYATTSVILLE, BRENTWOOD, BLADENSBURG, AND MOUNT RAINIER HOUSING MARKET**

AUGUST 2024

Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

Units Sold

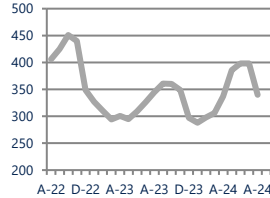
193



Down -3%
Vs. Year Ago

Active Inventory

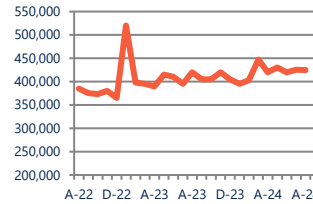
340



Down -1%
Vs. Year Ago

Median Sale Price

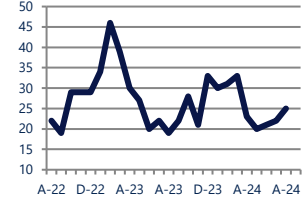
\$425,000



Up 1%
Vs. Year Ago

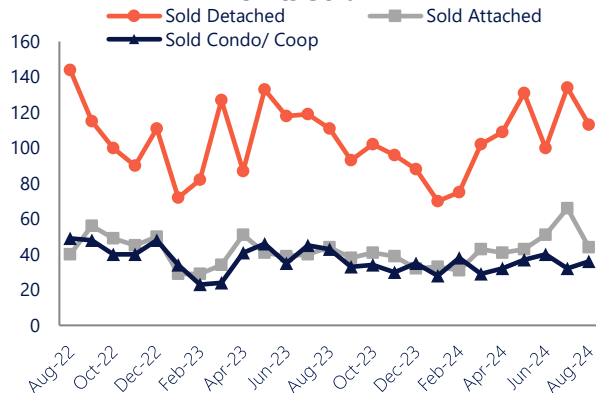
Days On Market

25



Up 32%
Vs. Year Ago

Units Sold*



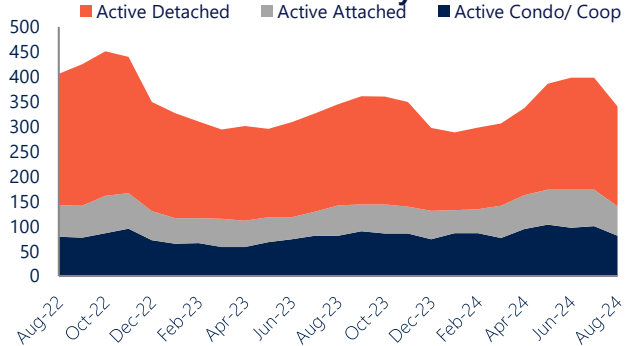
Units Sold

There was a decrease in total units sold in August, with 193 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 232 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 3% versus August 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 1%. The total number of active inventory this August was 340 compared to 345 in August 2023. This month's total of 340 is lower than the previous month's total supply of available inventory of 398, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$420,000. This August, the median sale price was \$425,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is approximately the same as the median price in July.

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

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*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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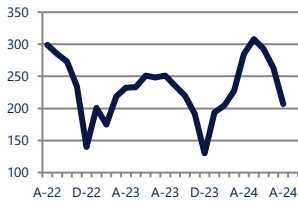
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AUGUST 2024

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New Listings

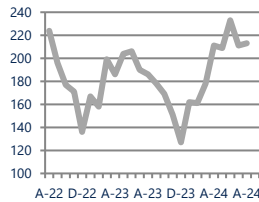
207



Down -18%
Vs. Year Ago

Current Contracts

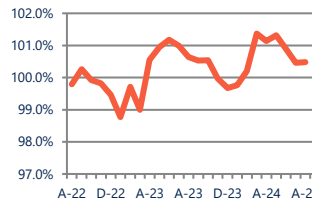
213



Up 15%
Vs. Year Ago

Sold Vs. List Price

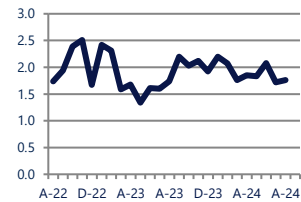
100.5%



No Change
Vs. Year Ago

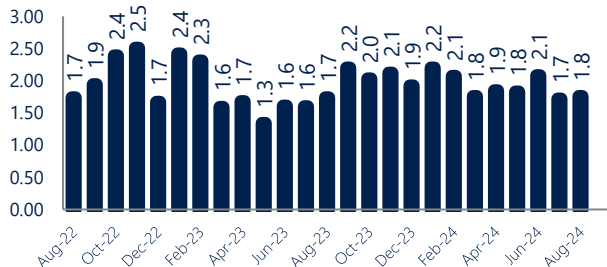
Months of Supply

1.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

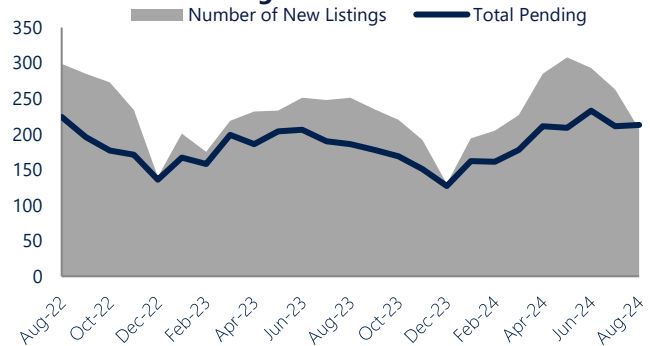
In August, there was 1.8 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier. The amount of supply is similar compared to a year ago.

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.

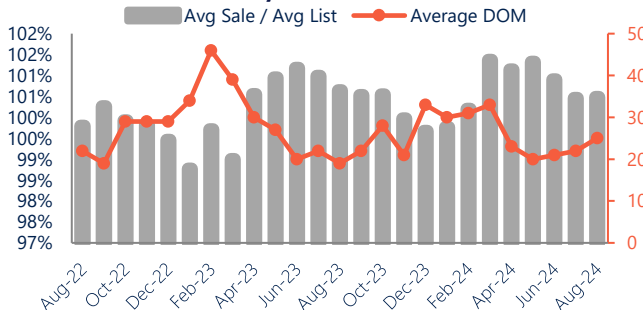
New Listings & Current Contracts

This month there were 207 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 251 in August 2023, a decrease of 18%. There were 213 current contracts pending sale this August compared to 186 a year ago. The number of current contracts is 15% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 100.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 19, an increase of 32%.

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