



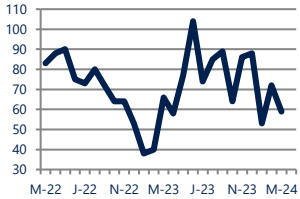
## Focus On: La Plata, Indian Head, and Bryans Road Housing Market

March 2024

Zip Code(s): 20646, 20640, 20616, 20658, 20677, 20662, 20693 and 20675

### Units Sold

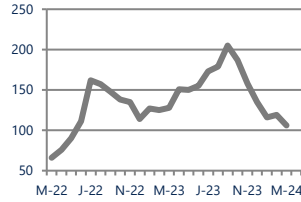
59



**Down -11%**  
Vs. Year Ago

### Active Inventory

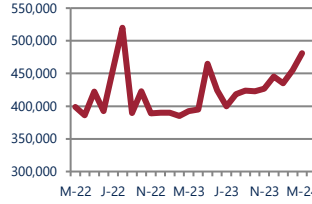
106



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

### Median Sale Price

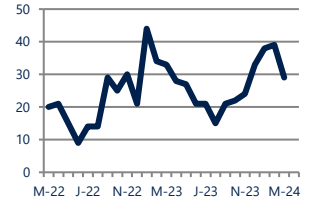
\$481,000



**Up 23%**  
Vs. Year Ago

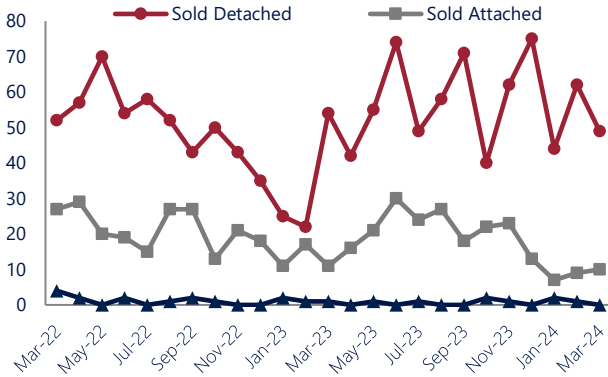
### Days On Market

29



**Down -12%**  
Vs. Year Ago

### Units Sold\*



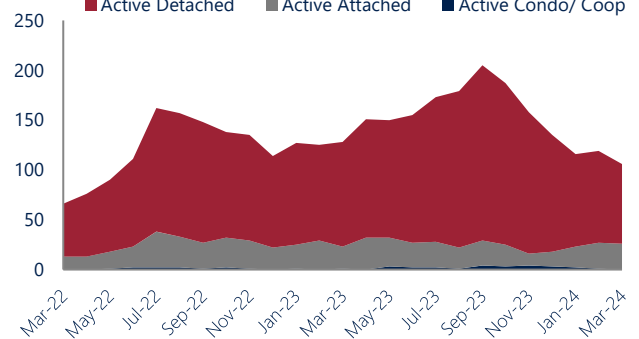
### Units Sold

There was a decrease in total units sold in March, with 59 sold this month in La Plata, Indian Head, and Bryans Road versus 72 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2023.

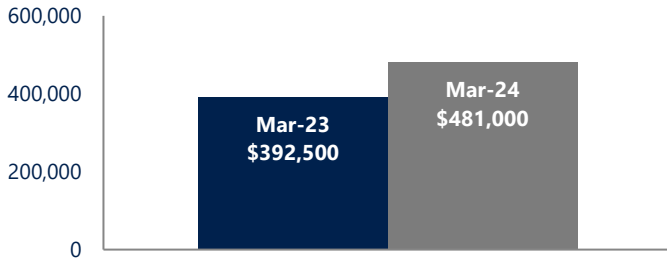
### Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 17%. The total number of active inventory this March was 106 compared to 128 in March 2023. This month's total of 106 is lower than the previous month's total supply of available inventory of 119, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for La Plata, Indian Head, and Bryans Road Homes was \$392,500. This March, the median sale price was \$481,000, an increase of 23% or \$88,500 compared to last year. The current median sold price is 6% higher than in February.

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

La Plata, Indian Head, and Bryans Road are defined as properties listed in zip code/s 20646, 20640, 20616, 20658, 20677, 20662, 20693 and 20675.

\*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.



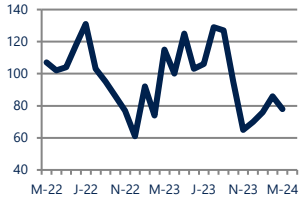
**Focus On: La Plata, Indian Head, and Bryans Road Housing Market**

March 2024

Zip Code(s): 20646, 20640, 20616, 20658, 20677, 20662, 20693 and 20675

**New Listings**

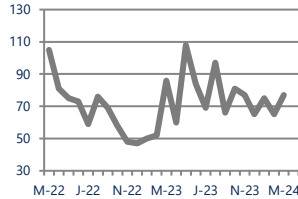
78



**Down -32%**  
Vs. Year Ago

**Current Contracts**

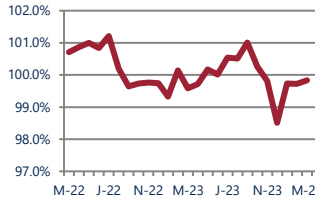
77



**Down -10%**  
Vs. Year Ago

**Sold Vs. List Price**

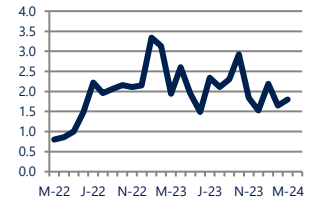
99.8%



**No Change**  
Vs. Year Ago

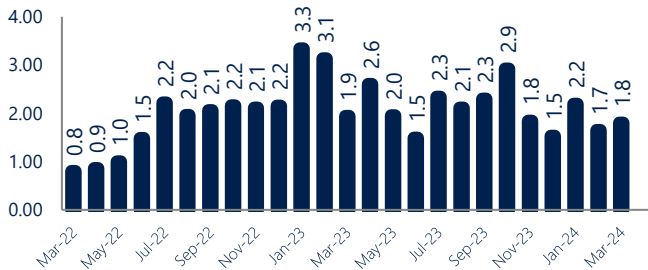
**Months of Supply**

1.8



**Down -7%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

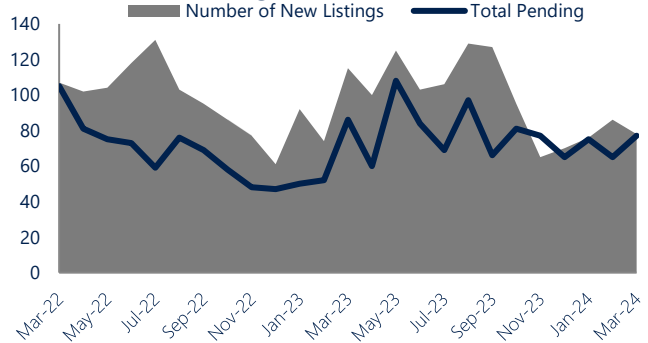
In March, there was 1.8 months of supply available in La Plata, Indian Head, and Bryans Road, compared to 1.9 in March 2023. That is a decrease of 7% versus a year ago.

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.

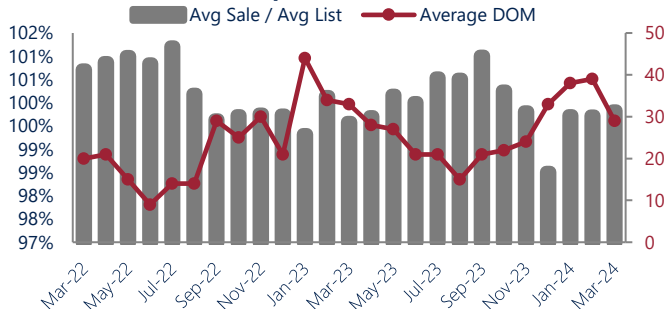
**New Listings & Current Contracts**

This month there were 78 homes newly listed for sale in La Plata, Indian Head, and Bryans Road compared to 115 in March 2023, a decrease of 32%. There were 77 current contracts pending sale this March compared to 86 a year ago. The number of current contracts is 10% lower than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in La Plata, Indian Head, and Bryans Road was 99.8% 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 29, lower than the average last year, which was 33, a decrease of 12%.

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