

THE LONG & FOSTER MARKET MINUTE™

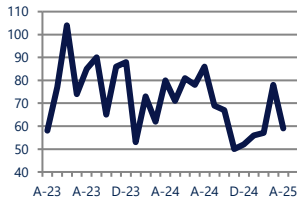
FOCUS ON: **LA PLATA, INDIAN HEAD, AND BRYANS ROAD HOUSING MARKET**

APRIL 2025

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

Units Sold

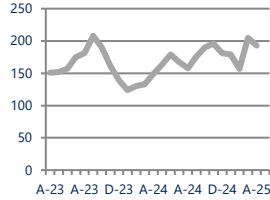
59



Down -26%
Vs. Year Ago

Active Inventory

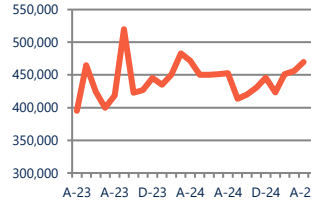
193



Up 30%
Vs. Year Ago

Median Sale Price

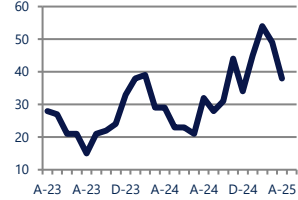
\$469,990



No Change
Vs. Year Ago

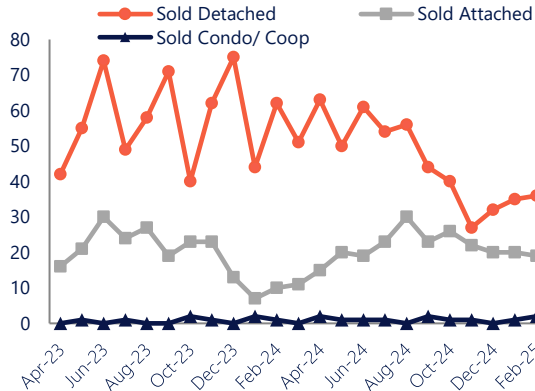
Days On Market

38



Up 31%
Vs. Year Ago

Units Sold*



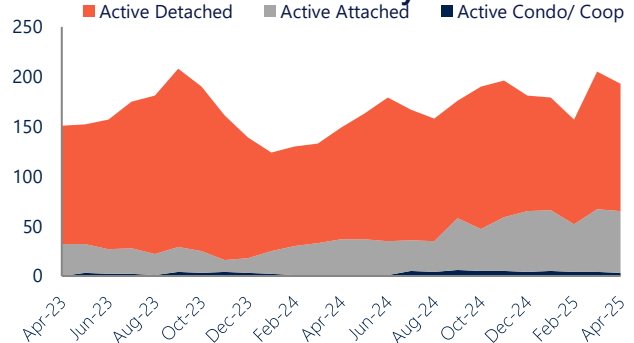
Units Sold

There was a decrease in total units sold in April, with 59 sold this month in La Plata, Indian Head, and Bryans Road versus 78 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 26% versus April 2024.

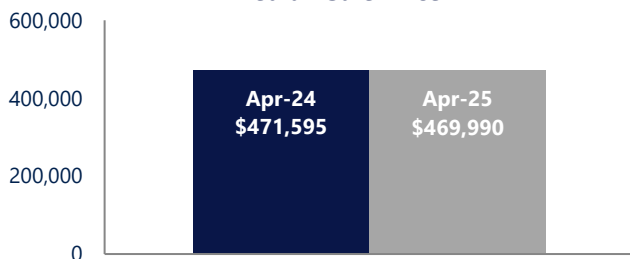
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 30%. The total number of active inventory this April was 193 compared to 149 in April 2024. This month's total of 193 is lower than the previous month's total supply of available inventory of 205, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for La Plata, Indian Head, and Bryans Road Homes was \$471,595. This April, the median sale price was \$469,990, which is similar compared to a year ago. The current median sold price is 3% lower than in March.

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.

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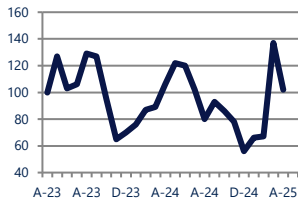
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New Listings

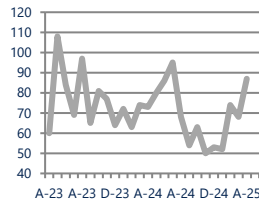
102



Down -4%
Vs. Year Ago

Current Contracts

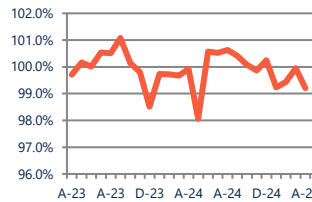
87



Up 19%
Vs. Year Ago

Sold Vs. List Price

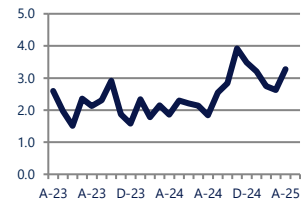
99.2%



Down -0.7%
Vs. Year Ago

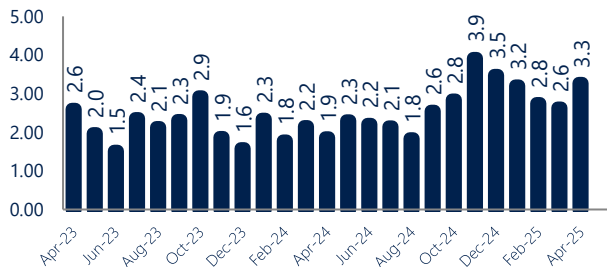
Months of Supply

3.3



Up 76%
Vs. Year Ago

Months Of Supply



Months of Supply

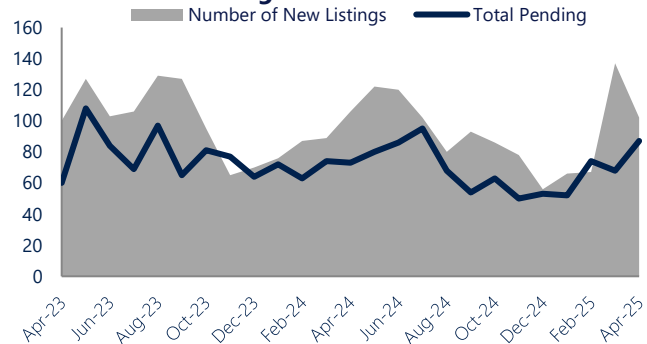
In April, there was 3.3 months of supply available in La Plata, Indian Head, and Bryans Road, compared to 1.9 in April 2024. That is an increase of 76% versus a year ago.

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.

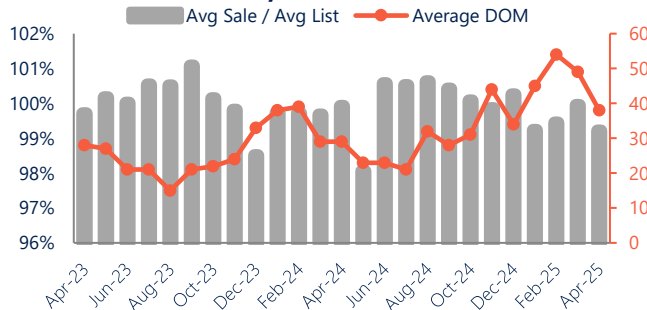
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in La Plata, Indian Head, and Bryans Road compared to 106 in April 2024, a decrease of 4%. There were 87 current contracts pending sale this April compared to 73 a year ago. The number of current contracts is 19% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in La Plata, Indian Head, and Bryans Road was 99.2% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 29, an increase of 31%.

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