

THE LONG & FOSTER MARKET MINUTE™

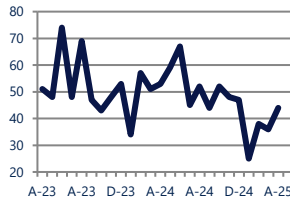
FOCUS ON: **LEONARDTOWN, HOLLYWOOD, AND CALIFORNIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 20650, 20636 and 20619

Units Sold

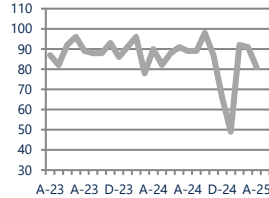
44



Down -17%
Vs. Year Ago

Active Inventory

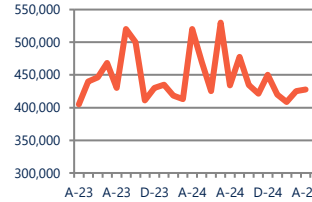
81



Down -10%
Vs. Year Ago

Median Sale Price

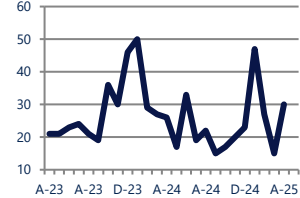
\$427,750



Down -18%
Vs. Year Ago

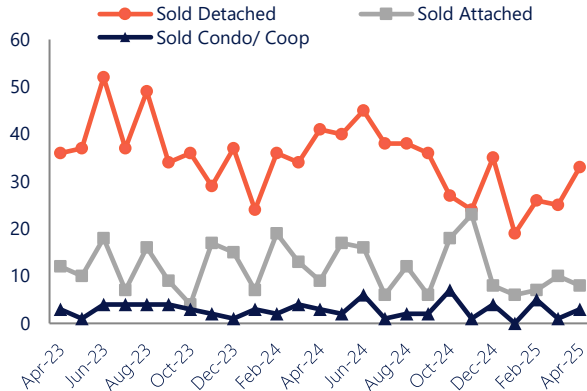
Days On Market

30



Up 15%
Vs. Year Ago

Units Sold*



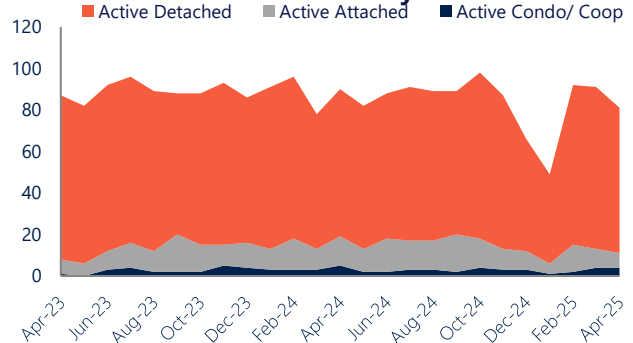
Units Sold

There was an increase in total units sold in April, with 44 sold this month in Leonardtown, Hollywood, and California versus 36 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2024.

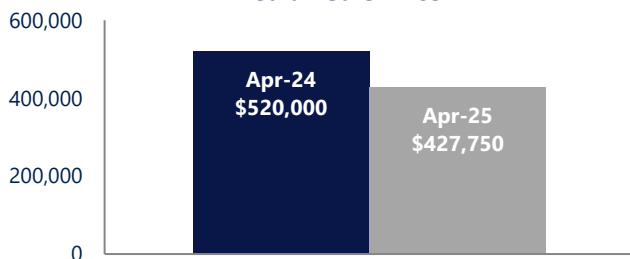
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 10%. The total number of active inventory this April was 81 compared to 90 in April 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 91, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Leonardtown, Hollywood, and California Homes was \$520,000. This April, the median sale price was \$427,750, a decrease of 18% or \$92,250 compared to last year. The current median sold price is 1% higher 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.

Leonardtown, Hollywood, and California are defined as properties listed in zip code/s 20650, 20636 and 20619.

*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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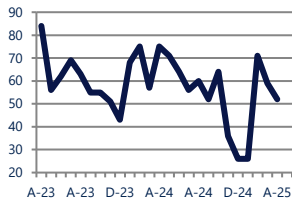
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New Listings

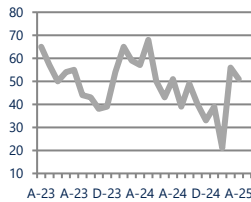
52



Down -31%
Vs. Year Ago

Current Contracts

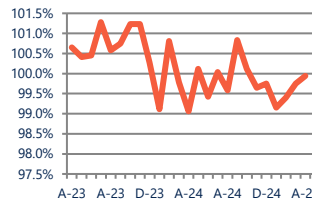
51



Down -11%
Vs. Year Ago

Sold Vs. List Price

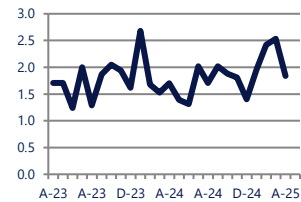
99.9%



Up 0.9%
Vs. Year Ago

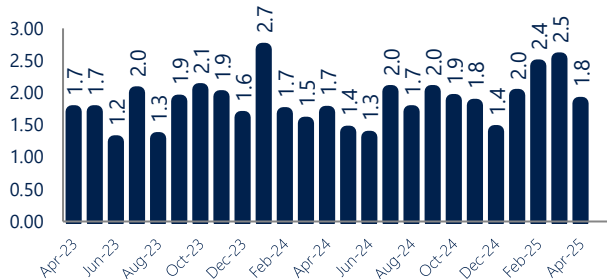
Months of Supply

1.8



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

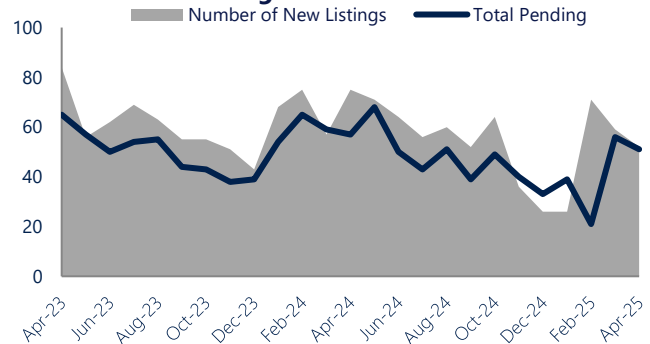
In April, there was 1.8 months of supply available in Leonardtown, Hollywood, and California, compared to 1.7 in April 2024. That is an increase of 8% versus a year ago.

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.

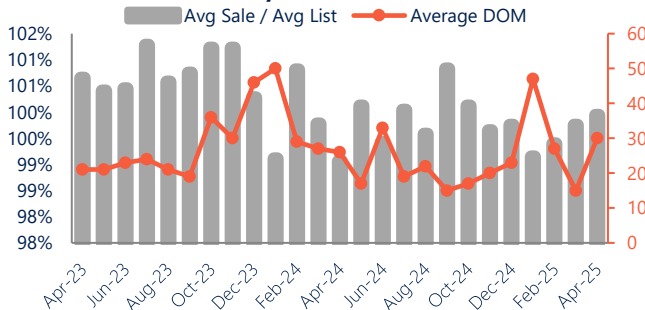
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Leonardtown, Hollywood, and California compared to 75 in April 2024, a decrease of 31%. There were 51 current contracts pending sale this April compared to 57 a year ago. The number of current contracts is 11% lower 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 Leonardtown, Hollywood, and California was 99.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 26, an increase of 15%.

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