



The Long & Foster Market Minute™

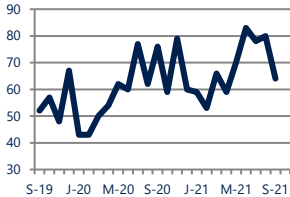
Focus On: Lexington Park, Great Mills, and Southern St. Mary's County Housing Market

September 2021

Zip Code(s): 20653, 20634, 20620, 20667, 20692, 20690, 20674, 20630, 20684, 20628, 20680, 20687 and 20686

Units Sold

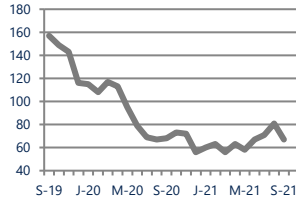
64



Down -16%
Vs. Year Ago

Active Inventory

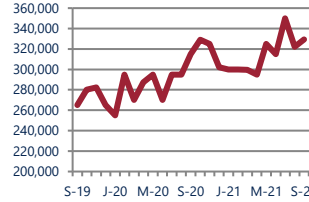
67



Down -1%
Vs. Year Ago

Median Sale Price

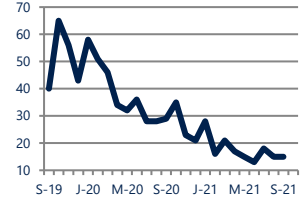
\$329,200



Up 5%
Vs. Year Ago

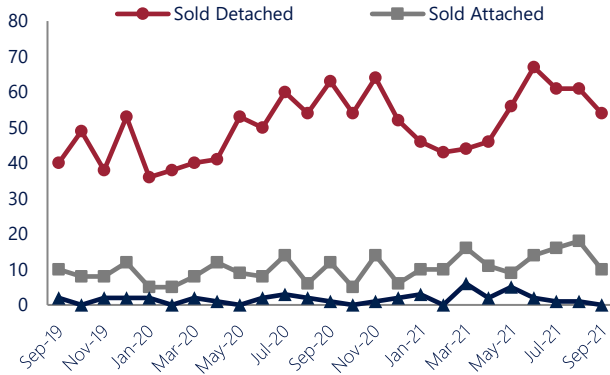
Days On Market

15



Down -48%
Vs. Year Ago

Units Sold*



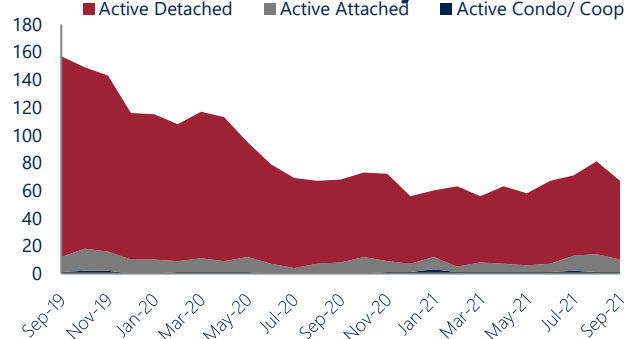
Units Sold

There was a decrease in total units sold in September, with 64 sold this month in Lexington Park, Great Mills, and Southern St. Mary's County versus 80 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this September was 67 compared to 68 in September 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 81, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Lexington Park, Great Mills, and Southern St. Mary's County Homes was \$315,000. This September, the median sale price was \$329,200, an increase of 5% or \$14,200 compared to last year. The current median sold price is 2% 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.

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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.

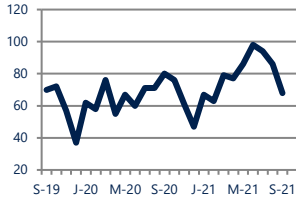
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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New Listings

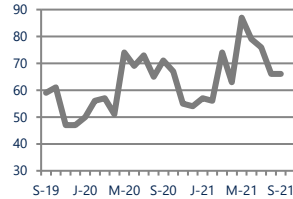
68



Down -15%
Vs. Year Ago

Current Contracts

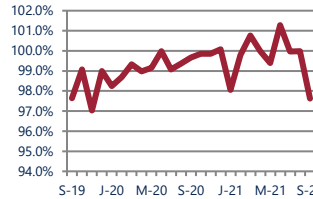
66



Down -7%
Vs. Year Ago

Sold Vs. List Price

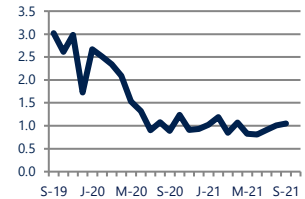
97.6%



Down -2%
Vs. Year Ago

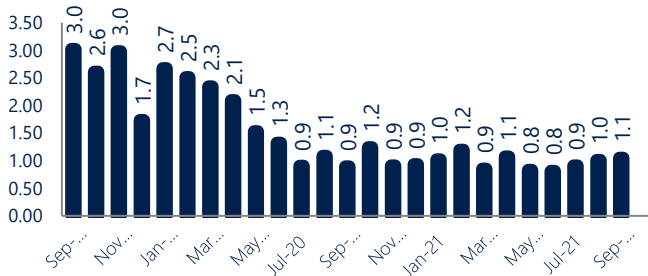
Months of Supply

1.1



Up 18%
Vs. Year Ago

Months Of Supply



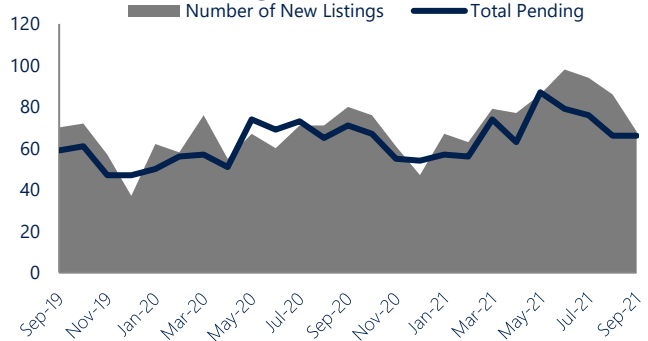
Months of Supply

In September, there was 1.0 months of supply available in Lexington Park, Great Mills, and Southern St. Mary's County, compared to 0.9 in September 2020. That is an increase of 17% 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.

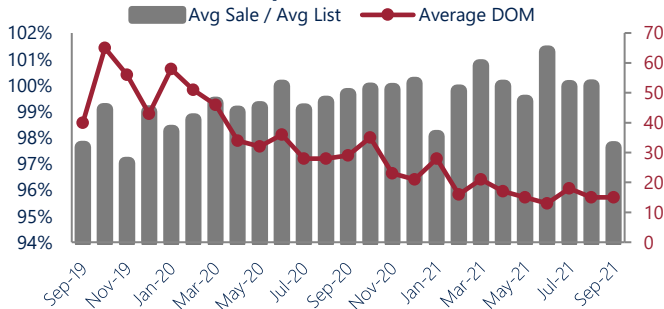
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Lexington Park, Great Mills, and Southern St. Mary's County compared to 80 in September 2020, a decrease of 15%. There were 66 current contracts pending sale this September compared to 71 a year ago. The number of current contracts remained stable as compared to last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Lexington Park, Great Mills, and Southern St. Mary's County was 97.6% of the average list price, which is 2.0% lower 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 29, a decrease of 48%.



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