

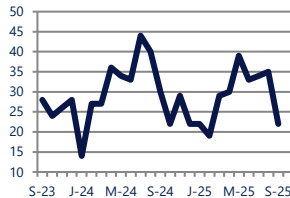
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECHANICSVILLE, HUGHESVILLE, AND CHARLOTTE HALL HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20659, 20637 and 20622

## Units Sold

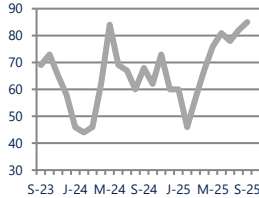
22



**Down**  
Vs. Year Ago

## Active Inventory

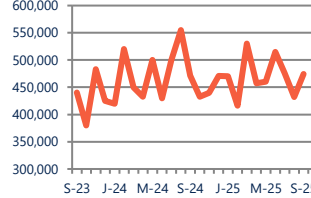
85



**Up 25%**  
Vs. Year Ago

## Median Sale Price

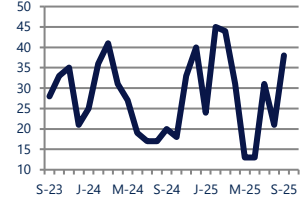
\$474,450



**Up 1%**  
Vs. Year Ago

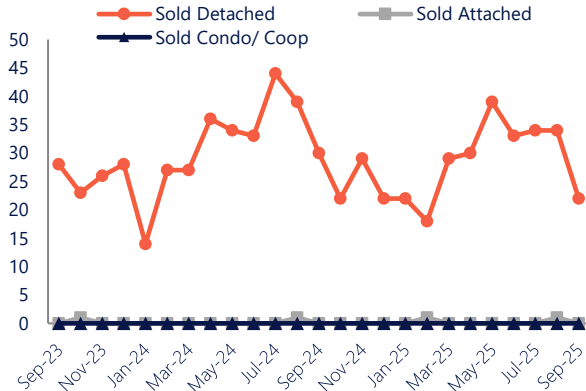
## Days On Market

38



**Up**  
Vs. Year Ago

## Units Sold\*



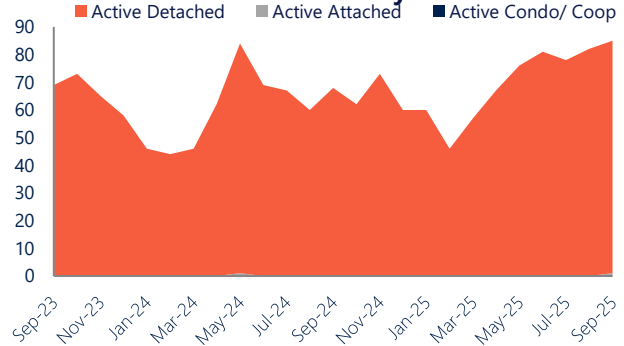
## Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 22 sold this month in Mechanicsville, Hughesville, and Charlotte Hall. This month's total units sold was lower than at this time last year, a decrease from September 2024.

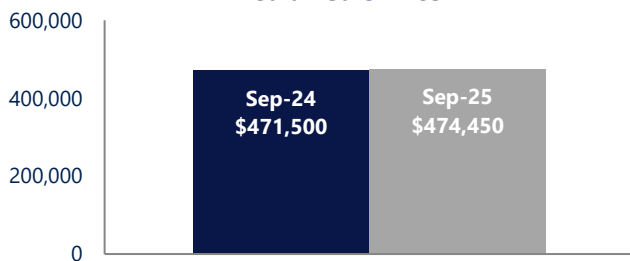
## Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 25%. The total number of active inventory this September was 85 compared to 68 in September 2024. This month's total of 85 is higher than the previous month's total supply of available inventory of 82, an increase of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Mechanicsville, Hughesville, and Charlotte Hall Homes was \$471,500. This September, the median sale price was \$474,450, an increase of 1% or \$2,950 compared to last year. The current median sold price is 10% 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.

Mechanicsville, Hughesville, and Charlotte Hall are defined as properties listed in zip code/s 20659, 20637 and 20622.

\*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.

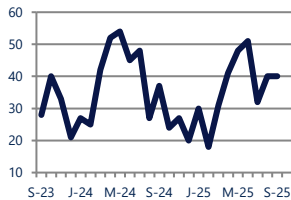
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECHANICSVILLE, HUGHESVILLE, AND CHARLOTTE HALL HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20659, 20637 and 20622

## New Listings

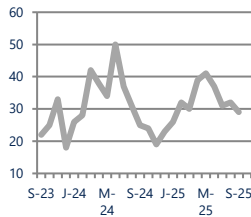
40



**Up 8%**  
Vs. Year Ago

## Current Contracts

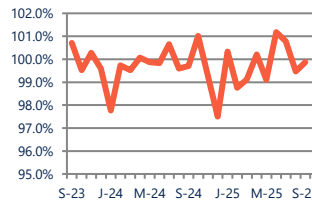
29



**Up 16%**  
Vs. Year Ago

## Sold Vs. List Price

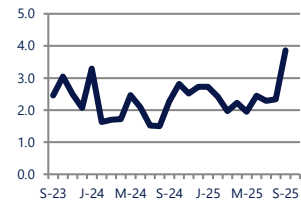
99.9%



**No Change**  
Vs. Year Ago

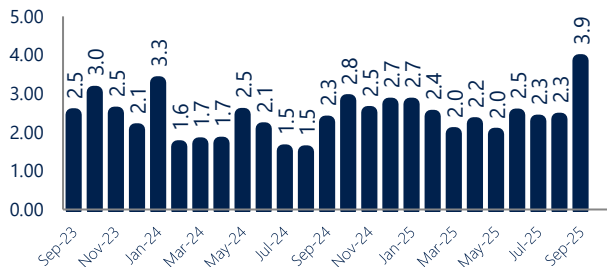
## Months of Supply

3.9



**Up 70%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

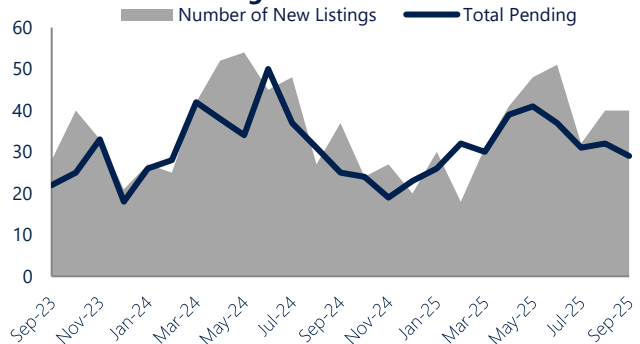
In September, there was 3.9 months of supply available in Mechanicsville, Hughesville, and Charlotte Hall, compared to 2.3 in September 2024. That is an increase of 70% versus a year ago.

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.

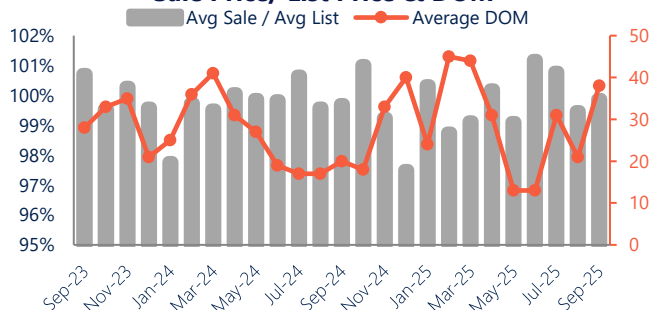
## New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Mechanicsville, Hughesville, and Charlotte Hall compared to 37 in September 2024, an increase of 8%. There were 29 current contracts pending sale this September compared to 25 a year ago. The number of current contracts is 16% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Mechanicsville, Hughesville, and Charlotte Hall was 99.9% 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 38, higher than the average last year, which was 20. This increase was impacted by the limited number of sales.

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