

THE LONG & FOSTER MARKET MINUTE™

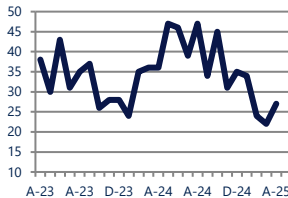
FOCUS ON: **PRINCE FREDERICK, HUNTINGTOWN, AND ST. LEONARD HOUSING MARKET**

APRIL 2025

Zip Code(s): 20639, 20678, 20676, 20685 and 20615

Units Sold

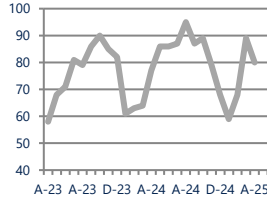
27



Down -25%
Vs. Year Ago

Active Inventory

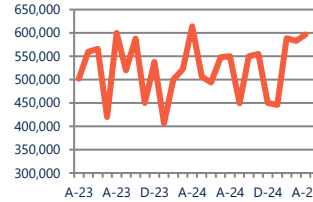
80



Up 4%
Vs. Year Ago

Median Sale Price

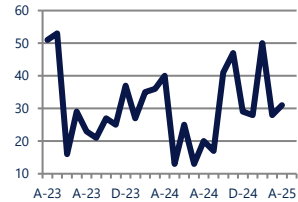
\$597,000



Down -3%
Vs. Year Ago

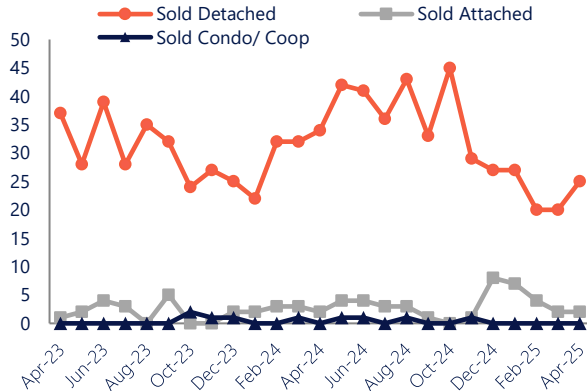
Days On Market

31



Down -22%
Vs. Year Ago

Units Sold*



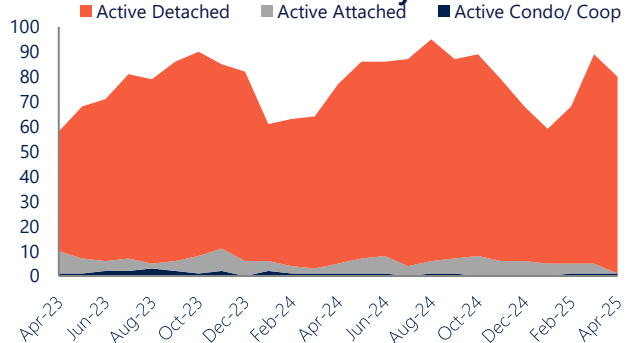
Units Sold

There was an increase in total units sold in April, with 27 sold this month in Prince Frederick, Huntingtown, and St. Leonard versus 22 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

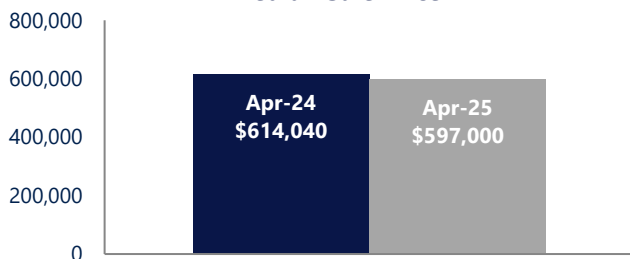
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 4%. The total number of active inventory this April was 80 compared to 77 in April 2024. This month's total of 80 is lower than the previous month's total supply of available inventory of 89, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince Frederick, Huntingtown, and St. Leonard Homes was \$614,040. This April, the median sale price was \$597,000, a decrease of 3% or \$17,040 compared to last year. The current median sold price is 2% 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.

Prince Frederick, Huntingtown, and St. Leonard are defined as properties listed in zip code/s 20639, 20678, 20676, 20685 and 20615.

*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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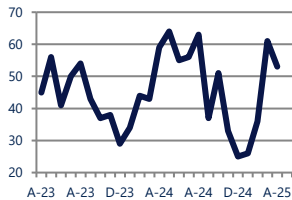
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APRIL 2025

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New Listings

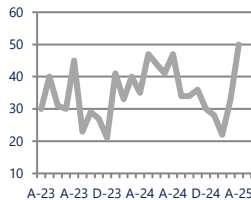
53



Down -10%
Vs. Year Ago

Current Contracts

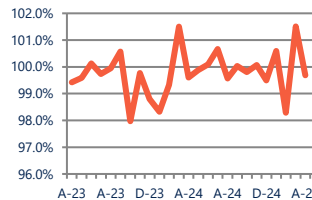
50



Up 43%
Vs. Year Ago

Sold Vs. List Price

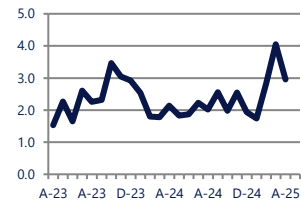
99.7%



No Change
Vs. Year Ago

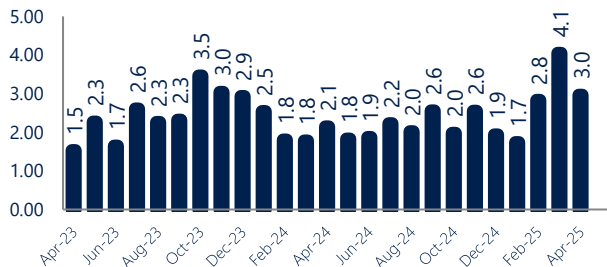
Months of Supply

3.0



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

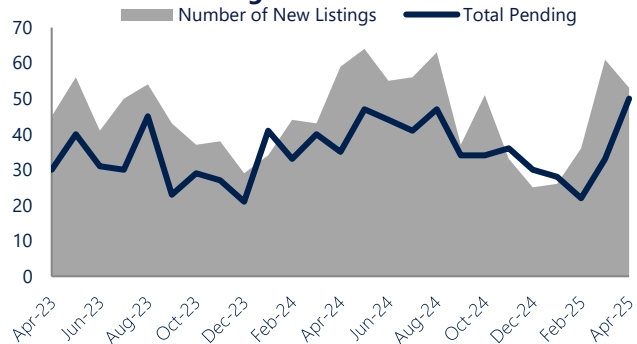
In April, there was 3.0 months of supply available in Prince Frederick, Huntingtown, and St. Leonard, compared to 2.1 in April 2024. That is an increase of 39% versus a year ago.

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.

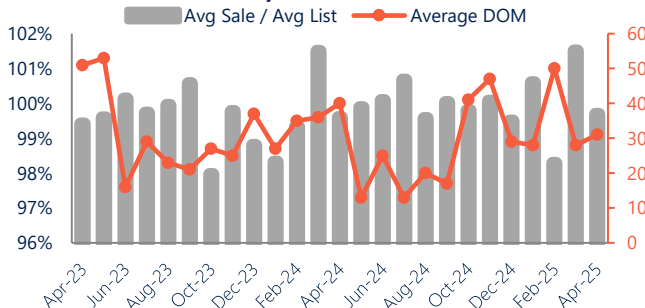
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Prince Frederick, Huntingtown, and St. Leonard compared to 59 in April 2024, a decrease of 10%. There were 50 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 43% 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 Prince Frederick, Huntingtown, and St. Leonard was 99.7% 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 31, lower than the average last year, which was 40, a decrease of 23%.

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