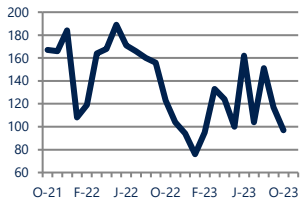


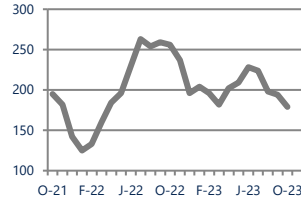


Units Sold
97



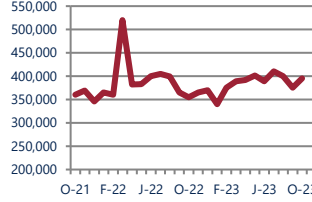
Down -21%
Vs. Year Ago

Active Inventory
179



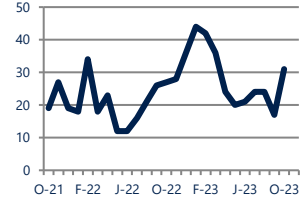
Down -30%
Vs. Year Ago

Median Sale Price
\$394,900



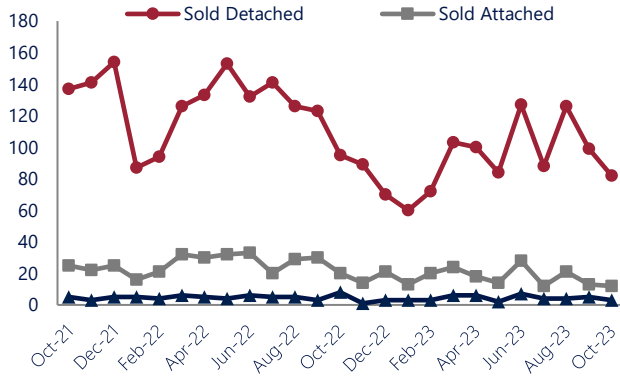
Up 11%
Vs. Year Ago

Days On Market
31



Up 15%
Vs. Year Ago

Units Sold*



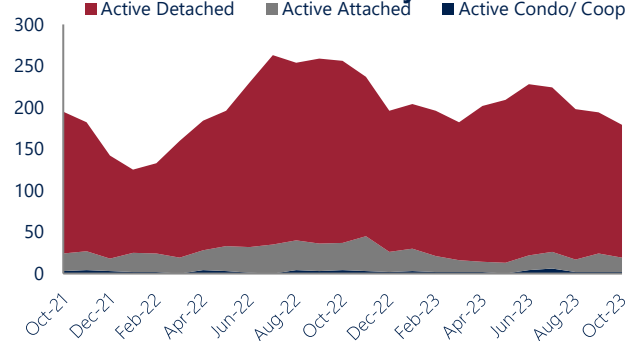
Units Sold

There was a decrease in total units sold in October, with 97 sold this month in Saint Mary's County versus 117 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 21% versus October 2022.

Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 30%. The total number of active inventory this October was 179 compared to 256 in October 2022. This month's total of 179 is lower than the previous month's total supply of available inventory of 194, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Saint Mary's County Homes was \$355,100. This October, the median sale price was \$394,900, an increase of 11% or \$39,800 compared to last year. The current median sold price is 5% higher than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

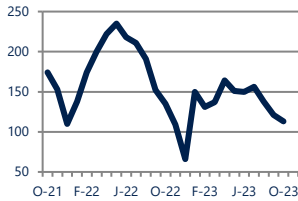


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



New Listings

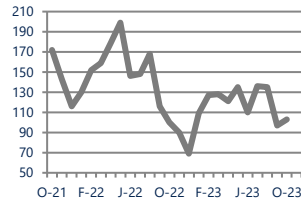
113



Down -16%
Vs. Year Ago

Current Contracts

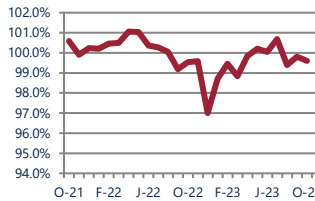
103



Up 3%
Vs. Year Ago

Sold Vs. List Price

99.6%



No Change
Vs. Year Ago

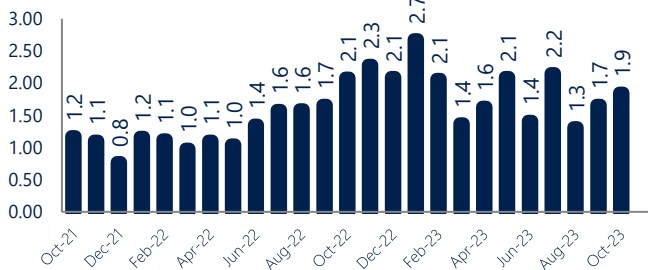
Months of Supply

1.9



Down -11%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

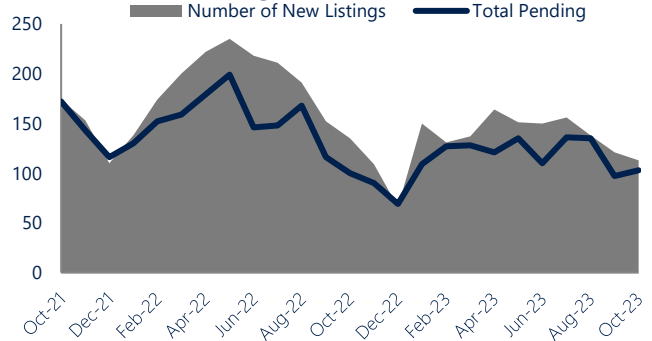
This month there were 113 homes newly listed for sale in Saint Mary's County compared to 135 in October 2022, a decrease of 16%. There were 103 current contracts pending sale this October compared to 100 a year ago. The number of current contracts is 3% higher than last October.

Months of Supply

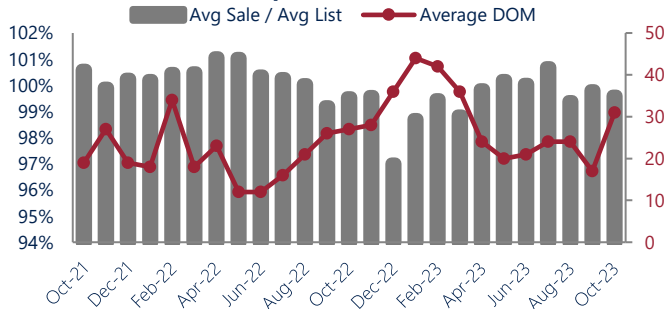
In October, there was 1.8 months of supply available in Saint Mary's County, compared to 2.1 in October 2022. That is a decrease of 11% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Saint Mary's County was 99.6% 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, higher than the average last year, which was 27, an increase of 15%.



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