

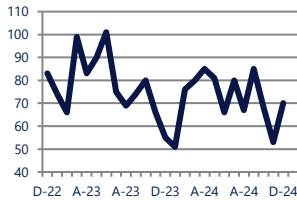
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TEMPLE HILLS, OXON HILL, AND SUITLAND HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20748, 20745 and 20746

Units Sold

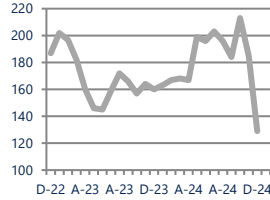
70



Up 27%
Vs. Year Ago

Active Inventory

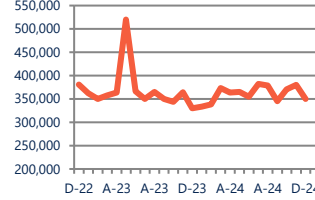
129



Down -19%
Vs. Year Ago

Median Sale Price

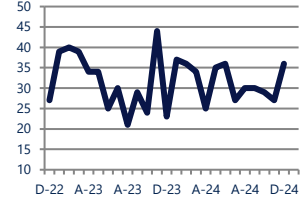
\$349,950



Up 6%
Vs. Year Ago

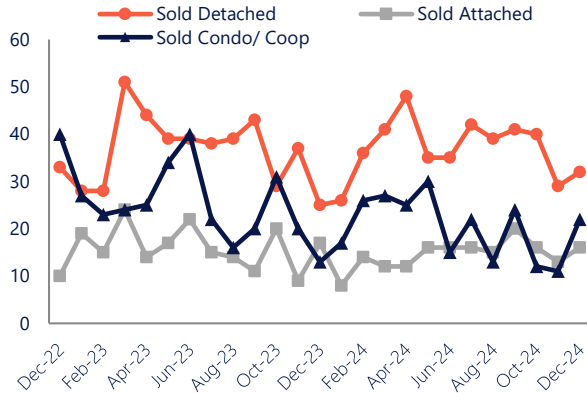
Days On Market

36



Up 57%
Vs. Year Ago

Units Sold*



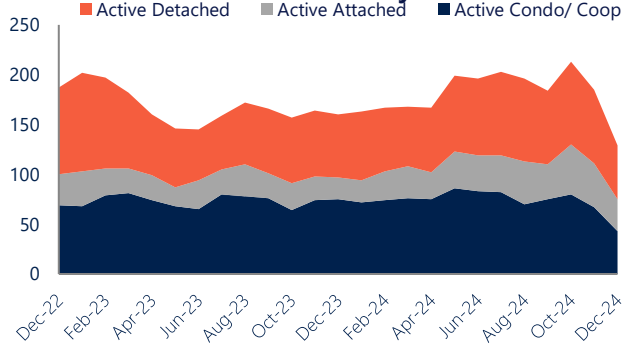
Units Sold

There was an increase in total units sold in December, with 70 sold this month in Temple Hills, Oxon Hill, and Suitland versus 53 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 27% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 19%. The total number of active inventory this December was 129 compared to 160 in December 2023. This month's total of 129 is lower than the previous month's total supply of available inventory of 185, a decrease of 30%.

Active Inventory*

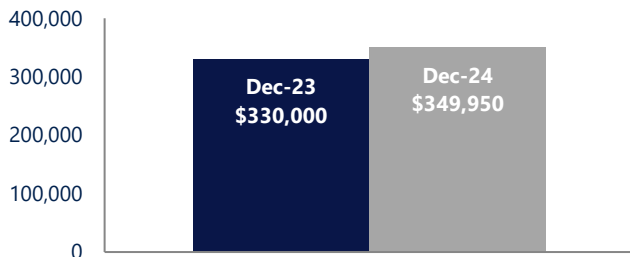


Median Sale Price

Last December, the median sale price for Temple Hills, Oxon Hill, and Suitland Homes was \$330,000. This December, the median sale price was \$349,950, an increase of 6% or \$19,950 compared to last year. The current median sold price is 8% lower than in November.

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

Median Sale Price



Temple Hills, Oxon Hill, and Suitland are defined as properties listed in zip code/s 20748, 20745 and 20746.

*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.

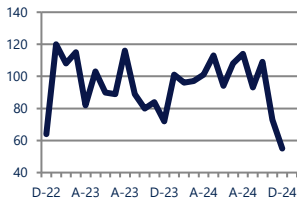
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New Listings

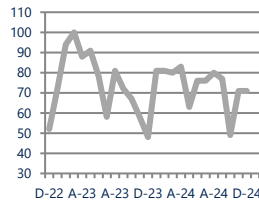
55



Down -24%
Vs. Year Ago

Current Contracts

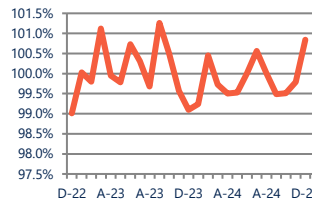
71



Up 48%
Vs. Year Ago

Sold Vs. List Price

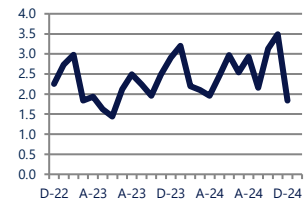
100.8%



Up 1.8%
Vs. Year Ago

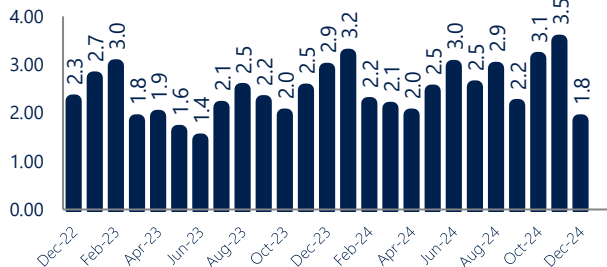
Months of Supply

1.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

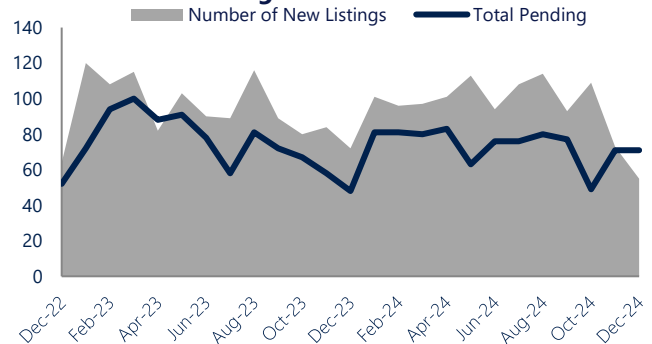
In December, there was 1.8 months of supply available in Temple Hills, Oxon Hill, and Suitland, compared to 2.9 in December 2023. That is a decrease of 37% versus a year ago.

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.

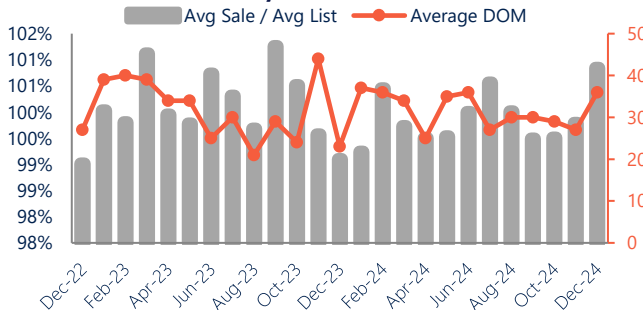
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Temple Hills, Oxon Hill, and Suitland compared to 72 in December 2023, a decrease of 24%. There were 71 current contracts pending sale this December compared to 48 a year ago. The number of current contracts remained stable as compared to last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Temple Hills, Oxon Hill, and Suitland was 100.8% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 23, an increase of 57%.

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