



# The Long & Foster Market Minute™

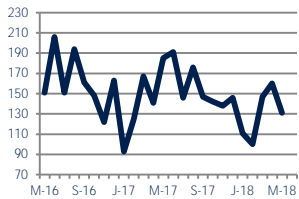
Focus On: Waldorf, St. Charles, and White Plains Housing Market

May 2018

Zip Code(s): 20603, 20602, 20601, 20695 and 20604

## Units Sold

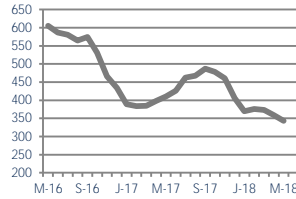
131



Down -29%  
Vs. Year Ago

## Active Inventory

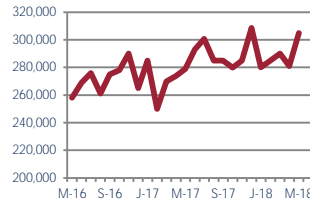
343



Down -16%  
Vs. Year Ago

## Median Sale Price

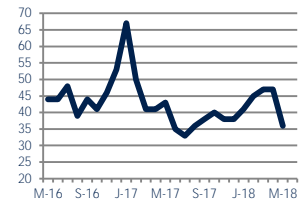
\$305,000



Up 9%  
Vs. Year Ago

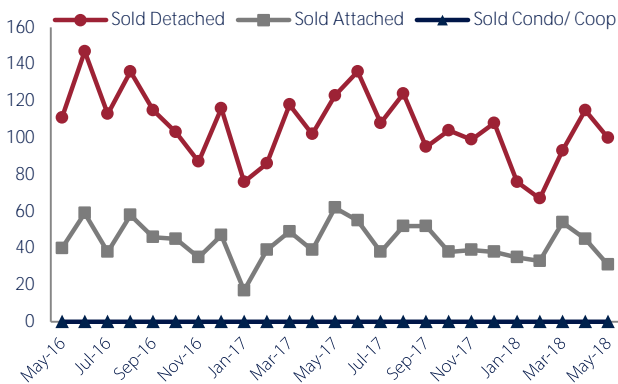
## Days On Market

36



Down -16%  
Vs. Year Ago

## Units Sold\*



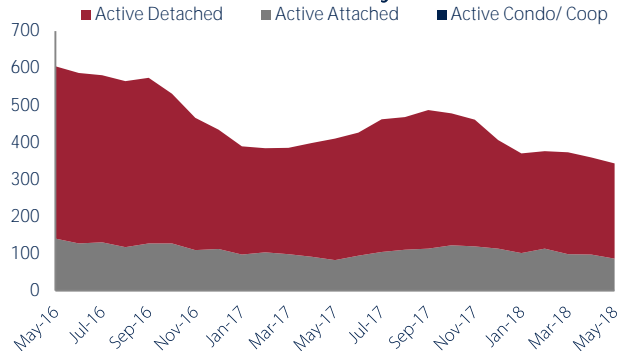
## Units Sold

There was a decrease in total units sold in May, with 131 sold this month in Waldorf, St. Charles, and White Plains versus 160 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 29% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 16%. The total number of active inventory this May was 343 compared to 410 in May 2017. This month's total of 343 is lower than the previous month's total supply of available inventory of 359, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$279,000. This May, the median sale price was \$305,000, an increase of 9% or \$26,000 compared to last year. The current median sold price is 9% higher than in April.

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



Waldorf, St. Charles, and White Plains are defined as properties listed in zip code/s 20603, 20602, 20601, 20695 and 20604.

\*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

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INTERNATIONAL REAL ESTATE



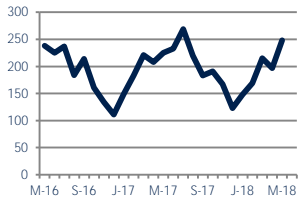
## Focus On: Waldorf, St. Charles, and White Plains Housing Market

May 2018

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### New Listings

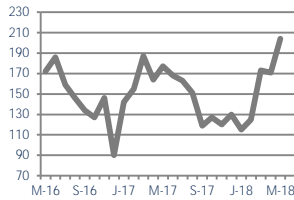
248



Up 10%  
Vs. Year Ago

### Current Contracts

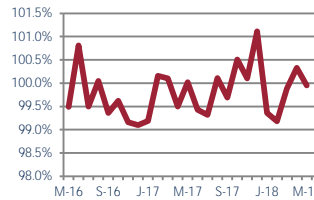
204



Up 15%  
Vs. Year Ago

### Sold Vs. List Price

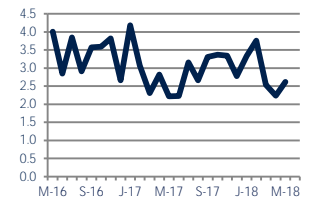
100.0%



No Change  
Vs. Year Ago

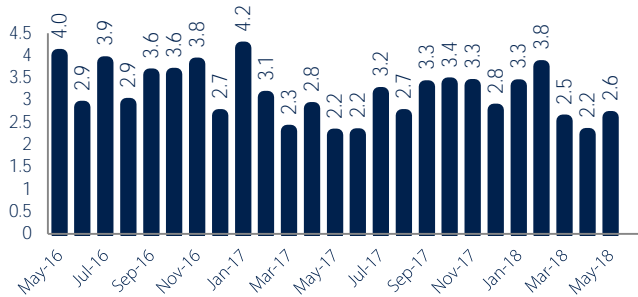
### Months of Supply

2.6



Up 18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

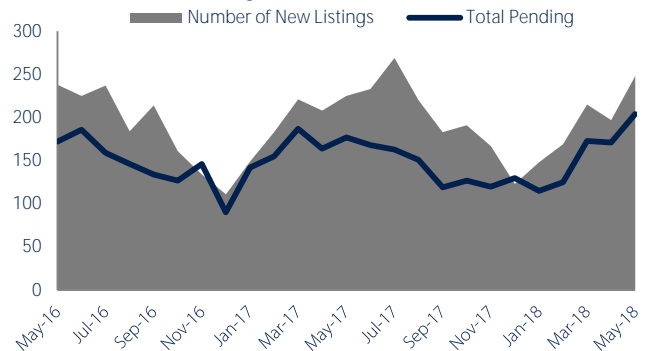
In May, there was 2.6 months of supply available in Waldorf, St. Charles, and White Plains, compared to 2.2 in May 2017. That is an increase of 18% versus a year ago.

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.

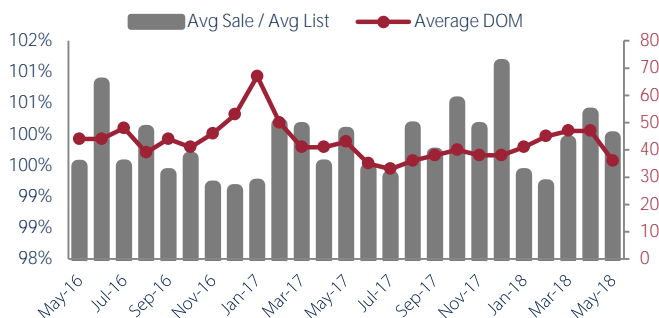
### New Listings & Current Contracts

This month there were 248 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 225 in May 2017, an increase of 10%. There were 204 current contracts pending sale this May compared to 177 a year ago. The number of current contracts is 15% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Waldorf, St. Charles, and White Plains was 100.0% 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 36, lower than the average last year, which was 43, a decrease of 16%.



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