



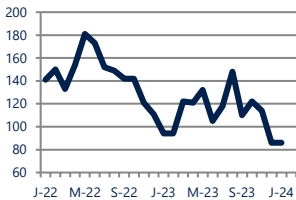
Focus On: Waldorf, St. Charles, and White Plains Housing Market

January 2024

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

Units Sold

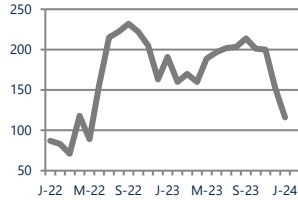
86



Down -9%
Vs. Year Ago

Active Inventory

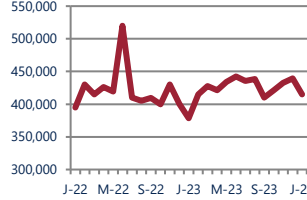
116



Down -39%
Vs. Year Ago

Median Sale Price

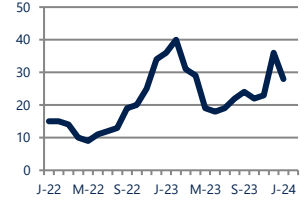
\$415,000



Up 10%
Vs. Year Ago

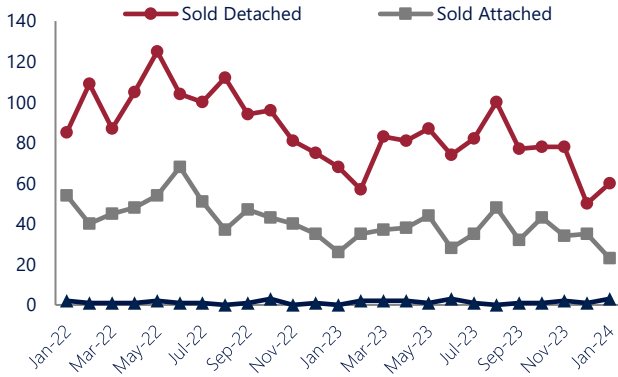
Days On Market

28



Down -22%
Vs. Year Ago

Units Sold*



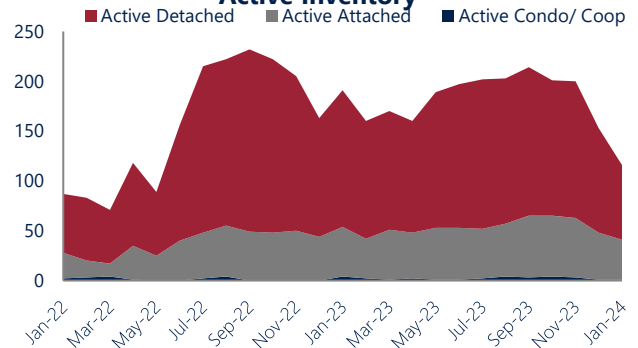
Units Sold

The number of units sold remained stable in January, with 86 sold this month in Waldorf, St. Charles, and White Plains. This month's total units sold was lower than at this time last year, a decrease of 9% versus January 2023.

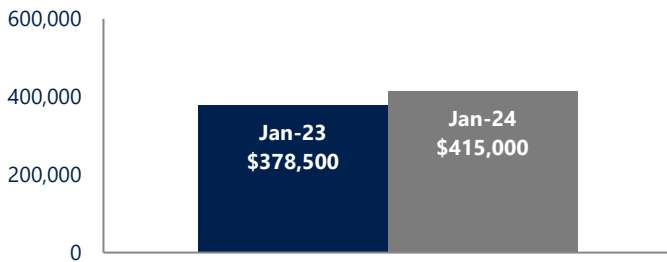
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 39%. The total number of active inventory this January was 116 compared to 191 in January 2023. This month's total of 116 is lower than the previous month's total supply of available inventory of 153, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$378,500. This January, the median sale price was \$415,000, an increase of 10% or \$36,500 compared to last year. The current median sold price is 6% lower than in December.

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 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.



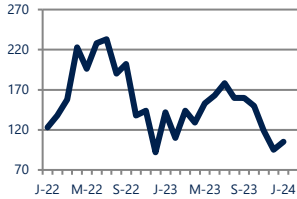
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January 2024

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

New Listings

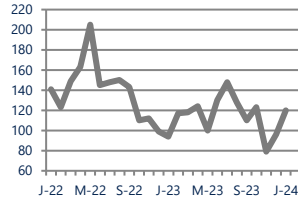
105



Down -26%
Vs. Year Ago

Current Contracts

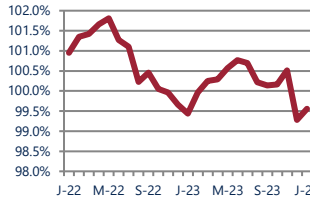
120



Up 28%
Vs. Year Ago

Sold Vs. List Price

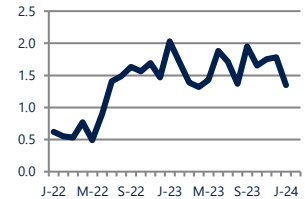
99.6%



No Change
Vs. Year Ago

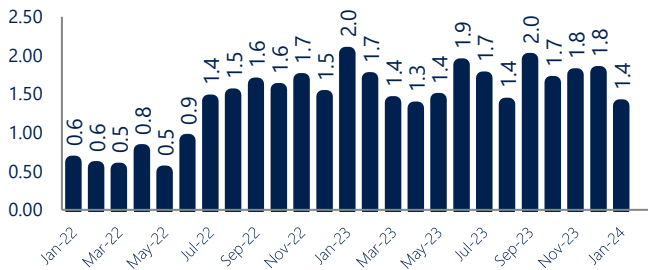
Months of Supply

1.4



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

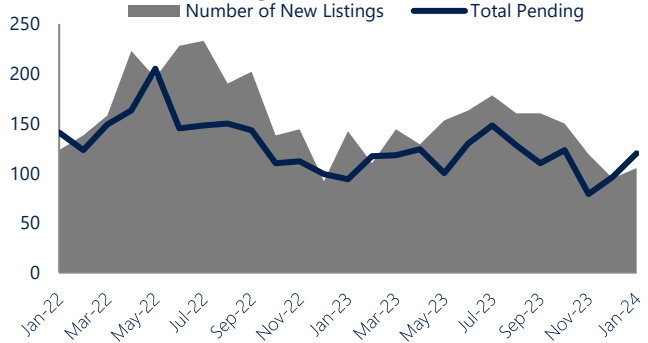
In January, there was 1.3 months of supply available in Waldorf, St. Charles, and White Plains, compared to 2.0 in January 2023. That is a decrease of 34% versus a year ago.

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.

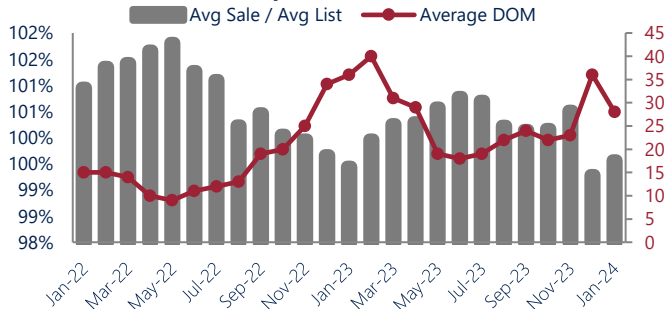
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 142 in January 2023, a decrease of 26%. There were 120 current contracts pending sale this January compared to 94 a year ago. The number of current contracts is 28% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Waldorf, St. Charles, and White Plains 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 28, lower than the average last year, which was 36, a decrease of 22%.

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