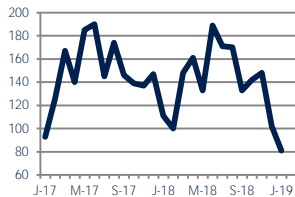


Zip Code(s): 20603, 20602, 20601, 20695 and 20604

Units Sold

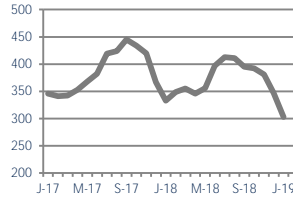
81



Down -27%
Vs. Year Ago

Active Inventory

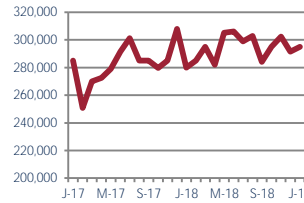
303



Down -9%
Vs. Year Ago

Median Sale Price

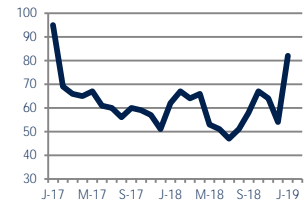
\$295,000



Up 5%
Vs. Year Ago

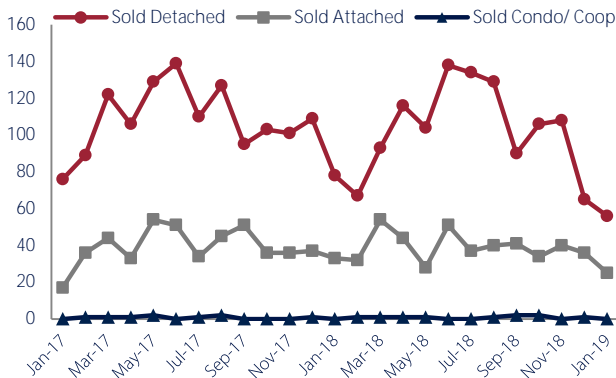
Days On Market

82



Up 32%
Vs. Year Ago

Units Sold*



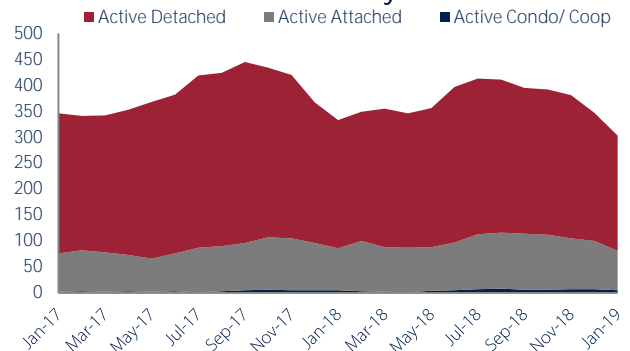
Units Sold

There was a decrease in total units sold in January, with 81 sold this month in Waldorf, St. Charles, and White Plains versus 102 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 27% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 9%. The total number of active inventory this January was 303 compared to 333 in January 2018. This month's total of 303 is lower than the previous month's total supply of available inventory of 347, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$280,000. This January, the median sale price was \$295,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 1% higher 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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



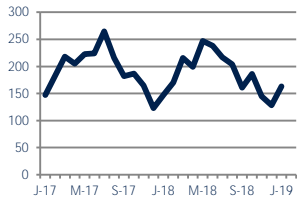
Focus On: Waldorf, St. Charles, and White Plains Housing Market

January 2019

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

New Listings

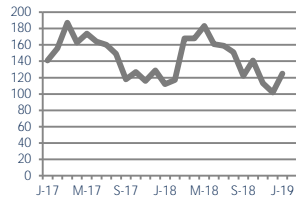
163



Up 11%
Vs. Year Ago

Current Contracts

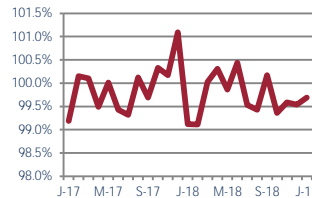
125



Up 12%
Vs. Year Ago

Sold Vs. List Price

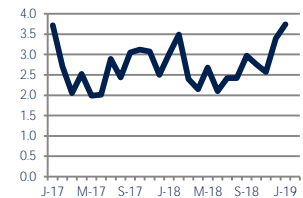
99.7%



Up 0.6%
Vs. Year Ago

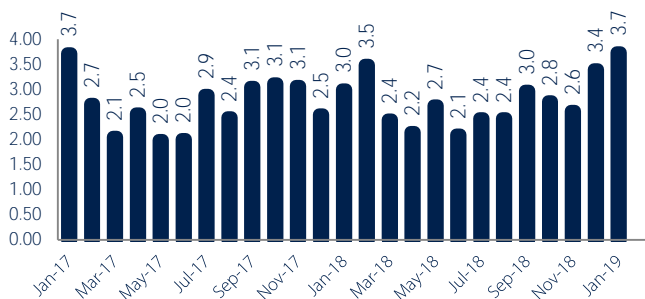
Months of Supply

3.7



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

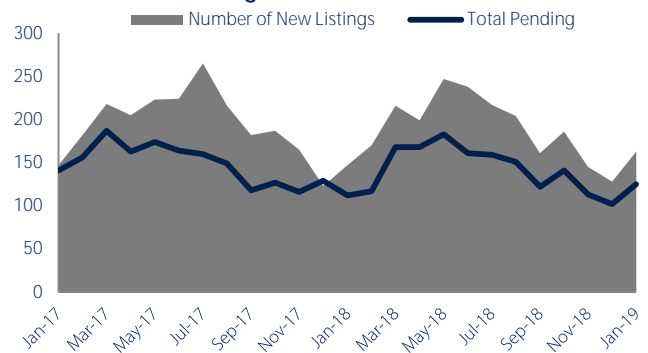
In January, there was 3.7 months of supply available in Waldorf, St. Charles, and White Plains, compared to 3.0 in January 2018. That is an increase of 25% versus a year ago.

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.

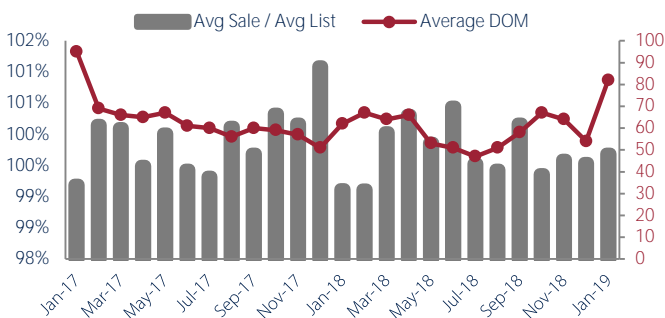
New Listings & Current Contracts

This month there were 163 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 147 in January 2018, an increase of 11%. There were 125 current contracts pending sale this January compared to 112 a year ago. The number of current contracts is 12% 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 99.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 82, higher than the average last year, which was 62, an increase of 32%.



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