

# THE LONG & FOSTER MARKET MINUTE™

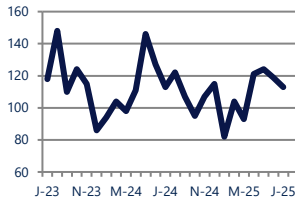
FOCUS ON: **WALDORF, ST. CHARLES, AND WHITE PLAINS HOUSING MARKET**

JULY 2025

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

## Units Sold

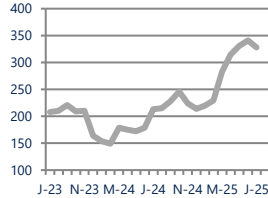
113



**No Change**  
Vs. Year Ago

## Active Inventory

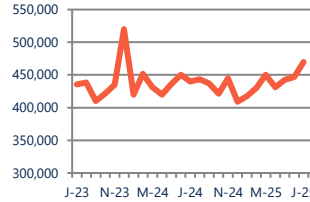
328



**Up 54%**  
Vs. Year Ago

## Median Sale Price

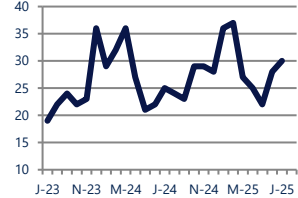
\$470,000



**Up 7%**  
Vs. Year Ago

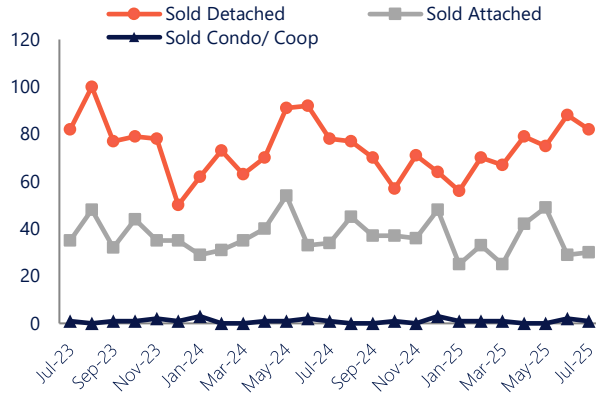
## Days On Market

30



**Up 20%**  
Vs. Year Ago

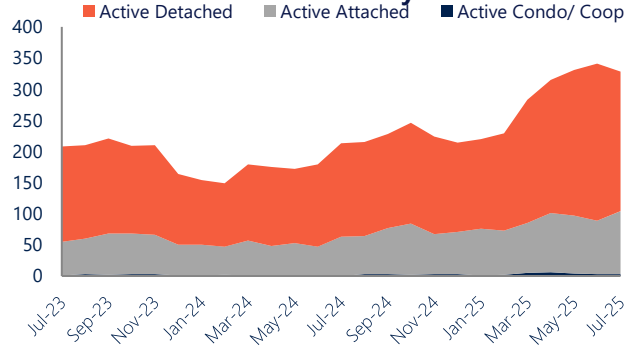
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 113 sold this month in Waldorf, St. Charles, and White Plains, a decrease of 5%. This month's total units sold is similar compared to a year ago.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 115 units or 54%. The total number of active inventory this July was 328 compared to 213 in July 2024. This month's total of 328 is lower than the previous month's total supply of available inventory of 341, a decrease of 4%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$440,000. This July, the median sale price was \$470,000, an increase of 7% or \$30,000 compared to last year. The current median sold price is 5% higher than in June.

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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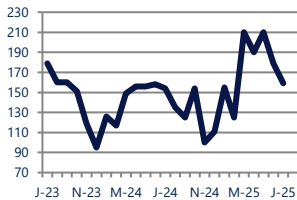
FOCUS ON: **WALDORF, ST. CHARLES, AND WHITE PLAINS HOUSING MARKET**

JULY 2025

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

## New Listings

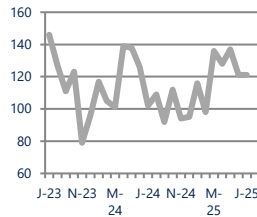
159



Up 3%  
Vs. Year Ago

## Current Contracts

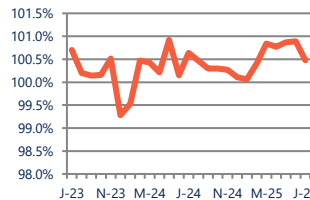
121



Up 19%  
Vs. Year Ago

## Sold Vs. List Price

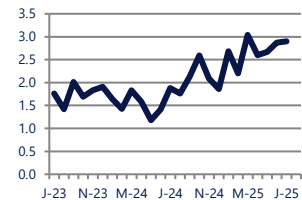
100.5%



No Change  
Vs. Year Ago

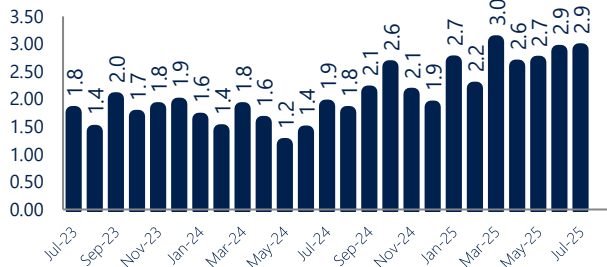
## Months of Supply

2.9



Up 54%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

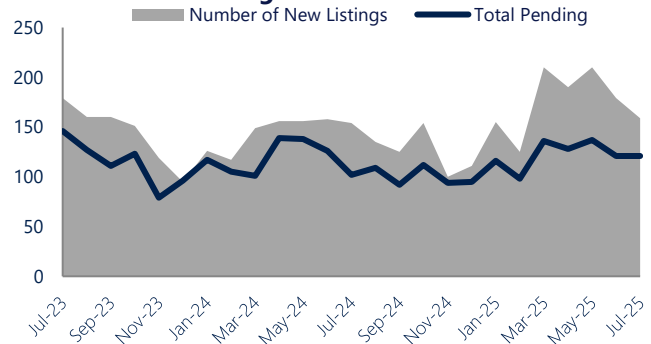
In July, there was 2.9 months of supply available in Waldorf, St. Charles, and White Plains, compared to 1.9 in July 2024. That is an increase of 54% versus a year ago.

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.

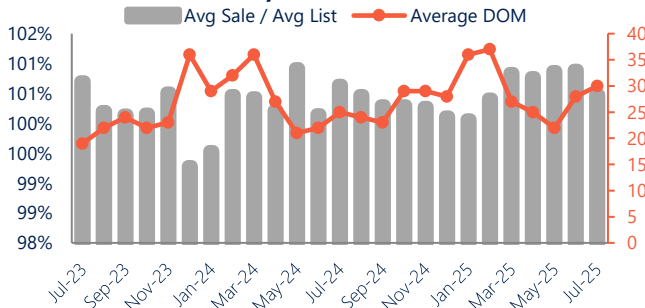
## New Listings & Current Contracts

This month there were 159 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 154 in July 2024, an increase of 3%. There were 121 current contracts pending sale this July compared to 102 a year ago. The number of current contracts remained stable as compared to last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Waldorf, St. Charles, and White Plains was 100.5% 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 30, higher than the average last year, which was 25, an increase of 20%.

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