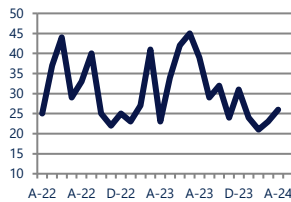


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE GEORGE COUNTY HOUSING MARKET**

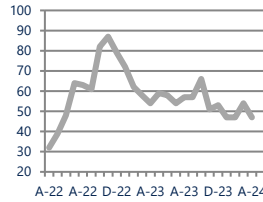
APRIL 2024

Units Sold 26



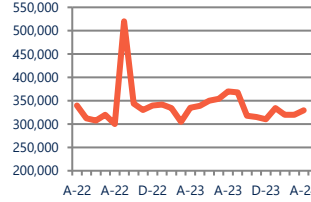
Up 13%
Vs. Year Ago

Active Inventory 47



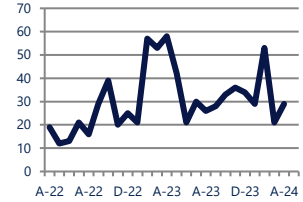
Down -13%
Vs. Year Ago

Median Sale Price \$329,475



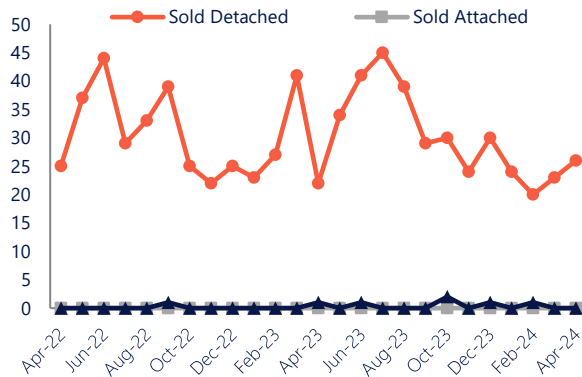
Down -2%
Vs. Year Ago

Days On Market 29



Down
Vs. Year Ago

Units Sold*



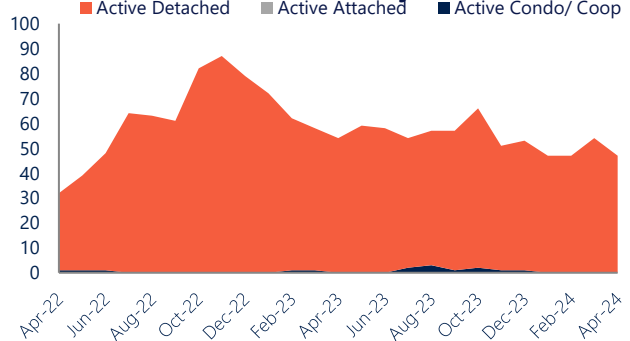
Units Sold

There was an increase in total units sold in April, with 26 sold this month in Prince George County versus 23 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2023.

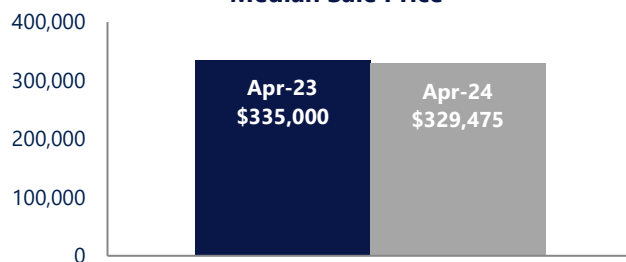
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 13%. The total number of active inventory this April was 47 compared to 54 in April 2023. This month's total of 47 is lower than the previous month's total supply of available inventory of 54, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince George County Homes was \$335,000. This April, the median sale price was \$329,475, a decrease of 2% or \$5,525 compared to last year. The current median sold price is 3% higher than in March.

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

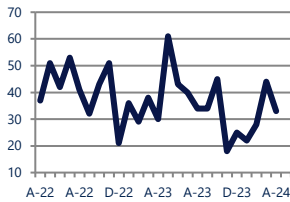
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE GEORGE COUNTY HOUSING MARKET**

APRIL 2024

New Listings

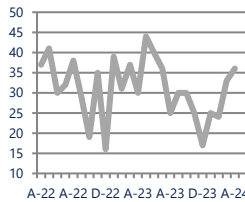
33



Up 10%
Vs. Year Ago

Current Contracts

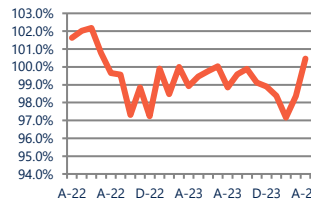
36



Up 20%
Vs. Year Ago

Sold Vs. List Price

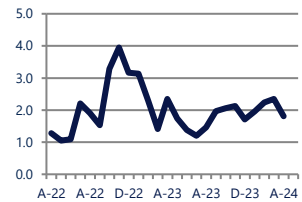
100.5%



Up 1.6%
Vs. Year Ago

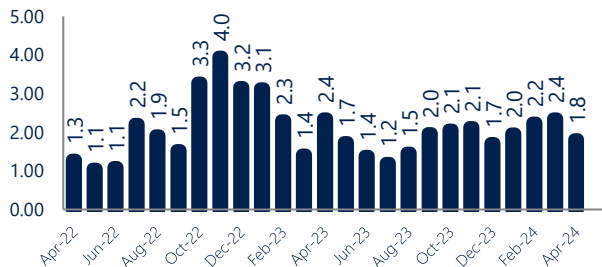
Months of Supply

1.8



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

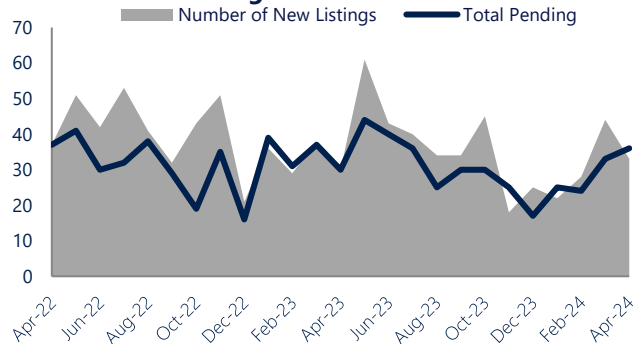
In April, there was 1.8 months of supply available in Prince George County, compared to 2.3 in April 2023. That is a decrease of 23% versus a year ago.

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.

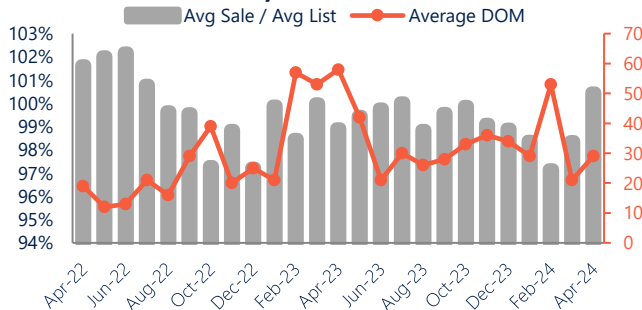
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Prince George County compared to 30 in April 2023, an increase of 10%. There were 36 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 20% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Prince George County was 100.5% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 58. This decrease was impacted by the limited number of sales.