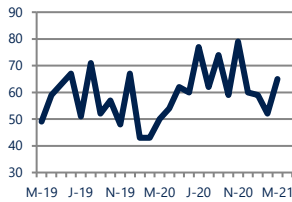




Zip Code(s): 20653, 20634, 20620, 20667, 20692, 20690, 20674, 20630, 20684, 20628, 20680, 20687 and 20686

Units Sold

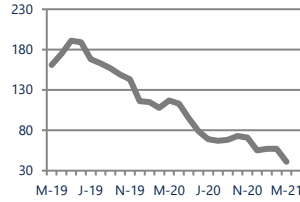
65



Up 30%
Vs. Year Ago

Active Inventory

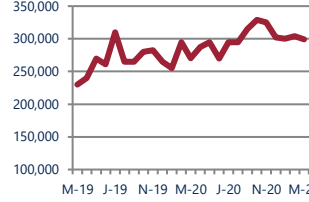
41



Down -65%
Vs. Year Ago

Median Sale Price

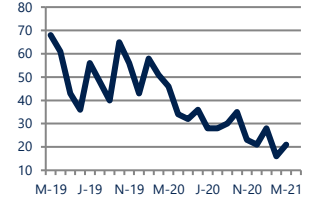
\$299,000



Up 11%
Vs. Year Ago

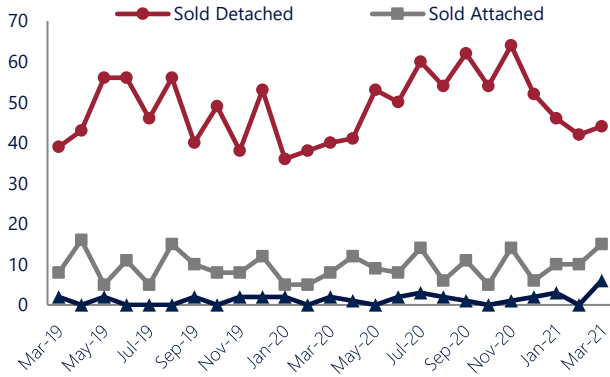
Days On Market

21



Down -54%
Vs. Year Ago

Units Sold*



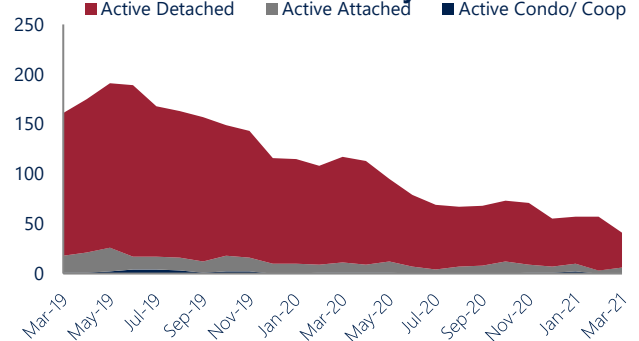
Units Sold

There was an increase in total units sold in March, with 65 sold this month in Lexington Park, Great Mills, and Southern St. Mary's County versus 52 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 30% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 65%. The total number of active inventory this March was 41 compared to 117 in March 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 57, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Lexington Park, Great Mills, and Southern St. Mary's County Homes was \$270,250. This March, the median sale price was \$299,000, an increase of 11% or \$28,750 compared to last year. The current median sold price is 2% lower than in February.

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

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*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.

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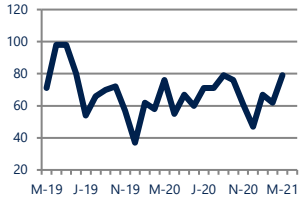




Zip Code(s): 20653, 20634, 20620, 20667, 20692, 20690, 20674, 20630, 20684, 20628, 20680, 20687 and 20686

New Listings

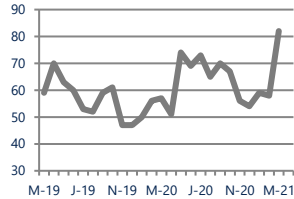
79



Up 4%
Vs. Year Ago

Current Contracts

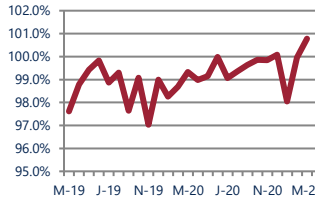
82



Up 44%
Vs. Year Ago

Sold Vs. List Price

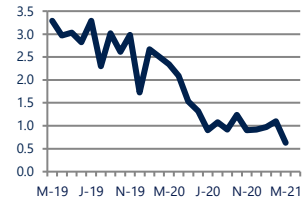
100.8%



Up 1.5%
Vs. Year Ago

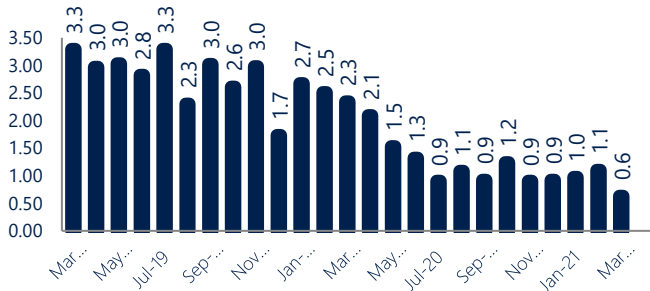
Months of Supply

0.6



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

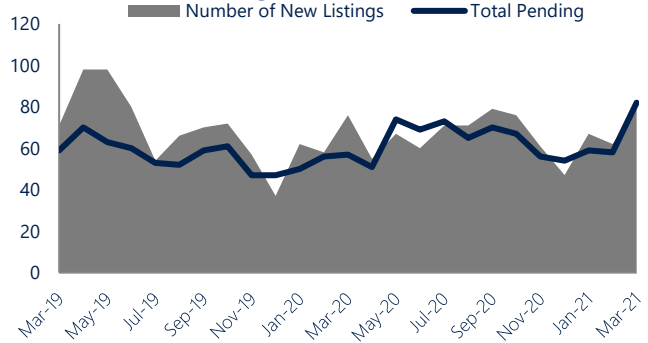
In March, there was 0.6 months of supply available in Lexington Park, Great Mills, and Southern St. Mary's County, compared to 2.3 in March 2020. That is a decrease of 73% versus a year ago.

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.

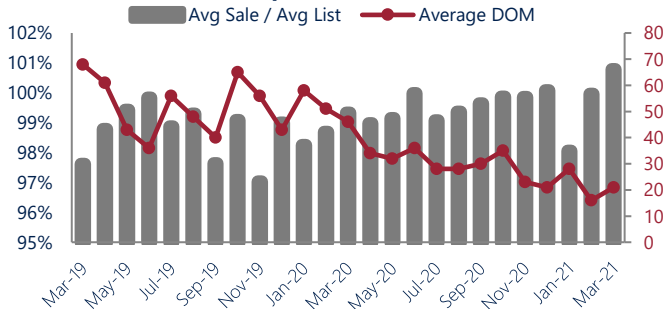
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Lexington Park, Great Mills, and Southern St. Mary's County compared to 76 in March 2020, an increase of 4%. There were 82 current contracts pending sale this March compared to 57 a year ago. The number of current contracts is 44% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Lexington Park, Great Mills, and Southern St. Mary's County was 100.8% 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 21, lower than the average last year, which was 46, a decrease of 54%.



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