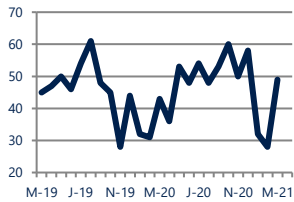




Zip Code(s): 20659, 20637 and 20622

Units Sold

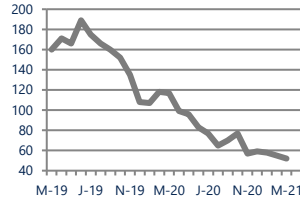
49



Up 14%
Vs. Year Ago

Active Inventory

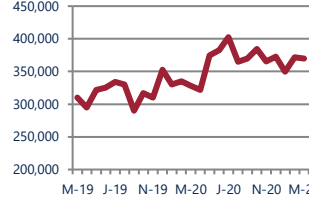
52



Down -56%
Vs. Year Ago

Median Sale Price

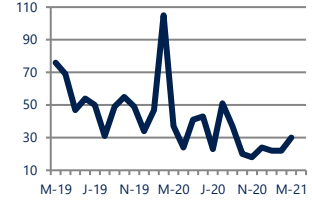
\$370,000



Up 13%
Vs. Year Ago

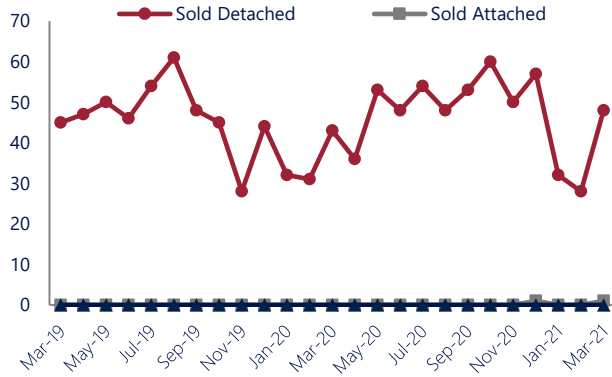
Days On Market

30



Down -19%
Vs. Year Ago

Units Sold*



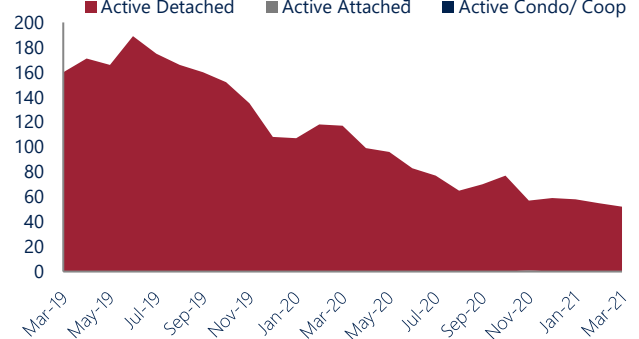
Units Sold

There was an increase in total units sold in March, with 49 sold this month in Mechanicsville, Hughesville, and Charlotte Hall. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 56%. The total number of active inventory this March was 52 compared to 117 in March 2020. This month's total of 52 is lower than the previous month's total supply of available inventory of 55, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Mechanicsville, Hughesville, and Charlotte Hall Homes was \$328,000. This March, the median sale price was \$370,000, an increase of 13% or \$42,000 compared to last year. The current median sold price is 1% 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.

Mechanicsville, Hughesville, and Charlotte Hall are defined as properties listed in zip code/s 20659, 20637 and 20622.

*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.





The Long & Foster Market Minute™

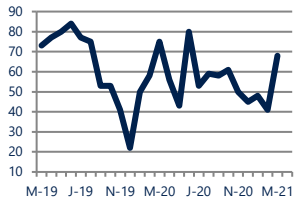
Focus On: Mechanicsville, Hughesville, and Charlotte Hall Housing Market

March 2021

Zip Code(s): 20659, 20637 and 20622

New Listings

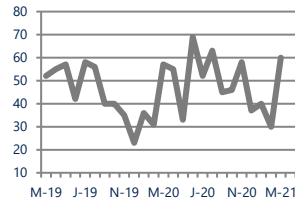
68



Down -9%
Vs. Year Ago

Current Contracts

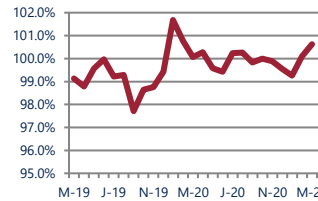
60



Up 5%
Vs. Year Ago

Sold Vs. List Price

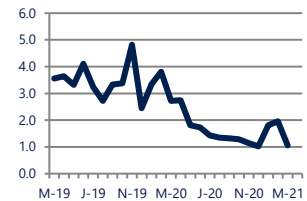
100.6%



Up 0.6%
Vs. Year Ago

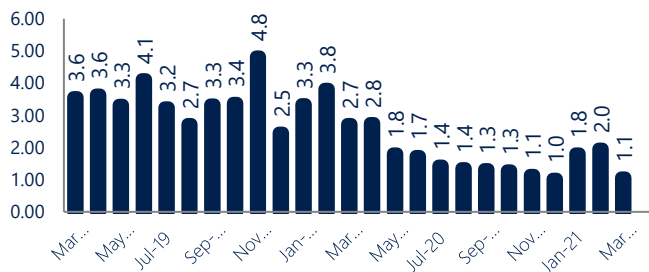
Months of Supply

1.1



Down -61%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

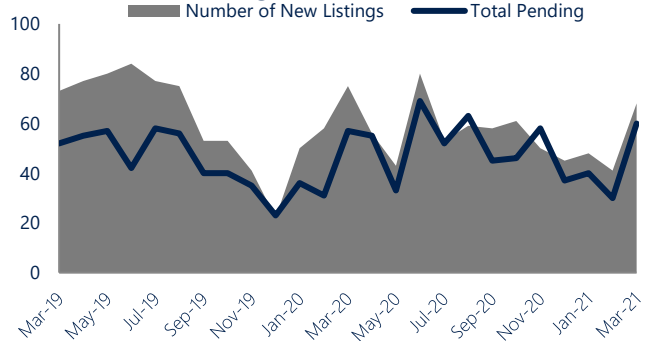
This month there were 68 homes newly listed for sale in Mechanicsville, Hughesville, and Charlotte Hall compared to 75 in March 2020, a decrease of 9%. There were 60 current contracts pending sale this March compared to 57 a year ago. The number of current contracts is 5% higher than last March.

Months of Supply

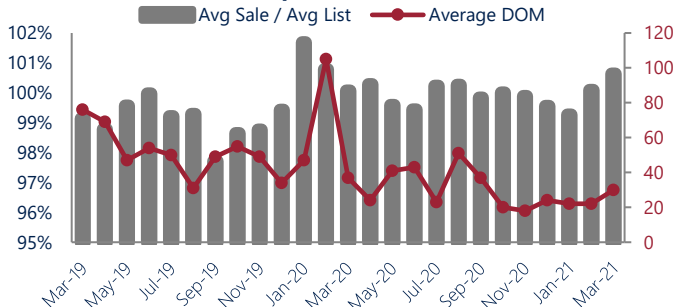
In March, there was 1.1 months of supply available in Mechanicsville, Hughesville, and Charlotte Hall, compared to 2.7 in March 2020. That is a decrease of 61% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Mechanicsville, Hughesville, and Charlotte Hall was 100.6% 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 30, lower than the average last year, which was 37, a decrease of 19%.

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