



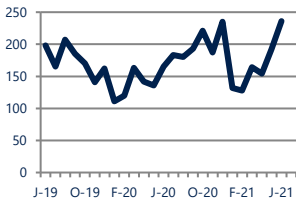
Focus On: Waldorf, St. Charles, and White Plains Housing Market

June 2021

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

Units Sold

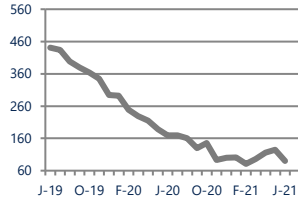
236



Up
Vs. Year Ago

Active Inventory

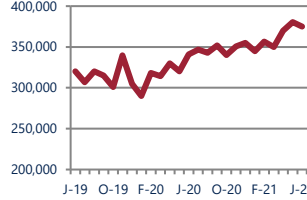
90



Down -47%
Vs. Year Ago

Median Sale Price

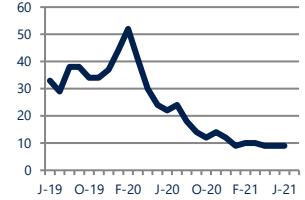
\$375,000



Up 10%
Vs. Year Ago

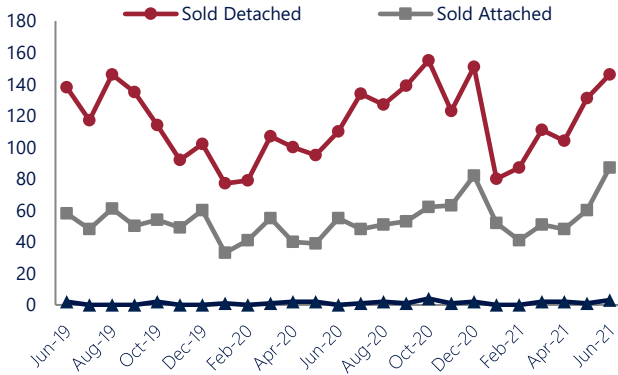
Days On Market

9



Down -59%
Vs. Year Ago

Units Sold*



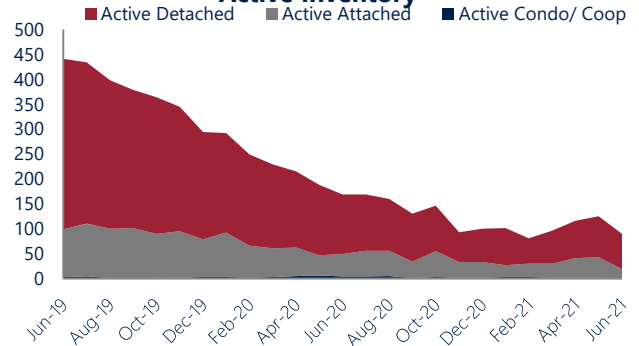
Units Sold

There was an increase in total units sold in June, with 236 sold this month in Waldorf, St. Charles, and White Plains. 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 79 units or 47%. The total number of active inventory this June was 90 compared to 169 in June 2020. This month's total of 90 is lower than the previous month's total supply of available inventory of 125, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Waldorf, St. Charles, and White Plains Homes was \$341,000. This June, the median sale price was \$375,000, an increase of 10% or \$34,000 compared to last year. The current median sold price is 1% lower than in May.

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.

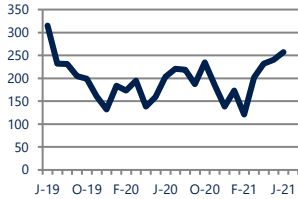




Zip Code(s): 20603, 20602, 20601, 20695 and 20604

New Listings

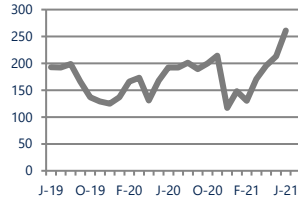
257



Up 27%
Vs. Year Ago

Current Contracts

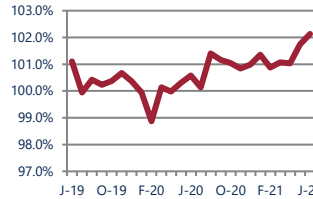
261



Up 36%
Vs. Year Ago

Sold Vs. List Price

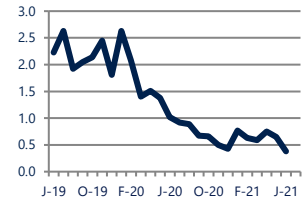
102.1%



Up 1.5%
Vs. Year Ago

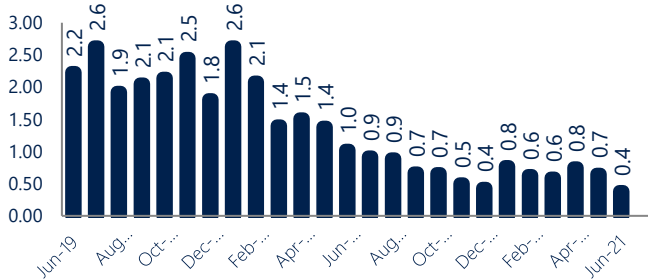
Months of Supply

0.4



Down -63%
Vs. Year Ago

Months of Supply



Months of Supply

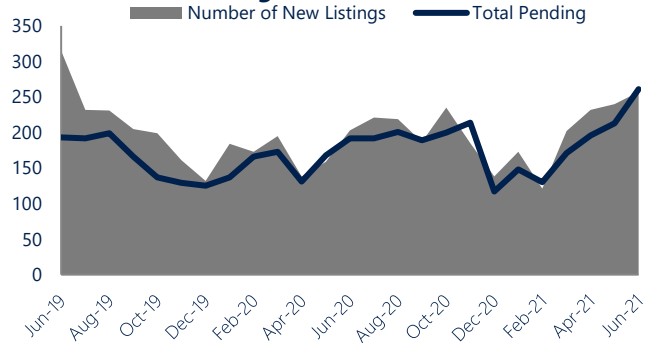
In June, there was 0.4 months of supply available in Waldorf, St. Charles, and White Plains, compared to 1.0 in June 2020. That is a decrease of 63% versus a year ago.

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.

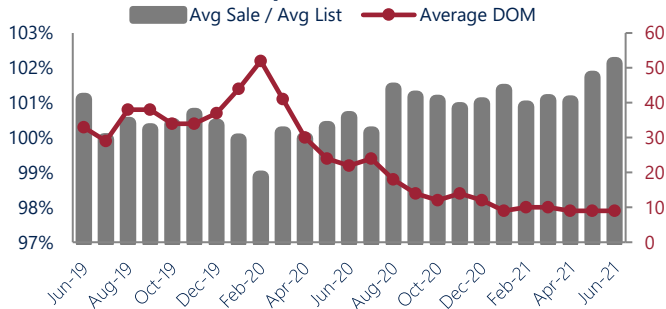
New Listings & Current Contracts

This month there were 257 homes newly listed for sale in Waldorf, St. Charles, and White Plains compared to 203 in June 2020, an increase of 27%. There were 261 current contracts pending sale this June compared to 192 a year ago. The number of current contracts is 36% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Waldorf, St. Charles, and White Plains was 102.1% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 22, a decrease of 59%.



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