



THE LONG & FOSTER® MARKETMINUTE



Focus On: Prince George's County Housing Market

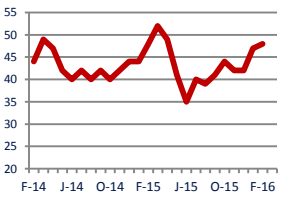
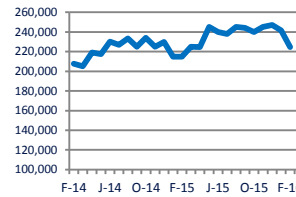
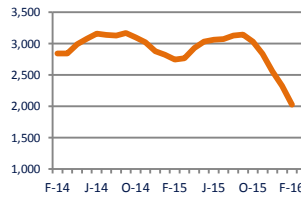
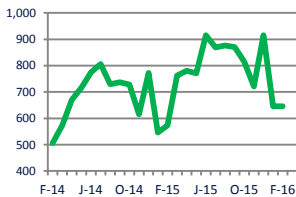
February 2016

Units Sold
646

Active Inventory
2,027

Median Sale Price
\$224,750

Days On Market
48

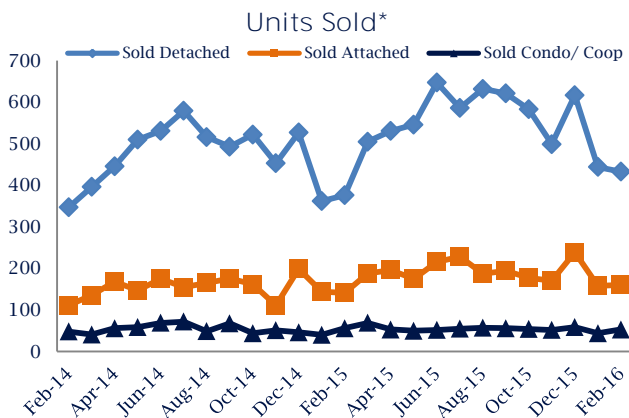


Up 13%
Vs. Year Ago

Down -26%
Vs. Year Ago

Up 5%
Vs. Year Ago

No Change
Vs. Year Ago

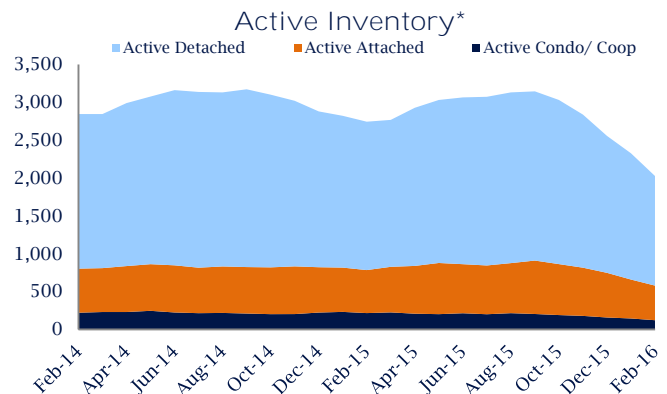


Units Sold

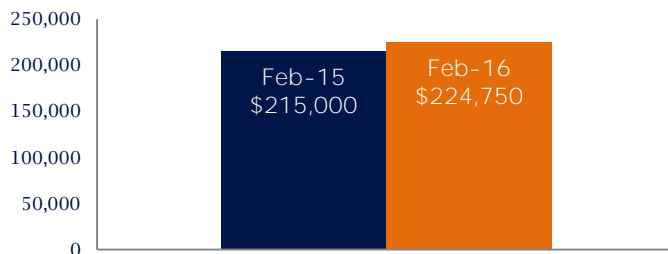
The number of units sold remained stable in February, with 646 sold this month in Prince George's County. This month's total units sold was higher than at this time last year, an increase of 13% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 717 units or 26%. The total number of active inventory this February was 2,027 compared to 2,744 in February 2015. This month's total of 2,027 is lower than the previous month's total supply of available inventory of 2,327, a decrease of 13%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Prince George's County Homes was \$215,000. This February, the median sale price was \$224,750, an increase of 5% or \$9,750 compared to last year. The current median sold price is 7% lower than in January.

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

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

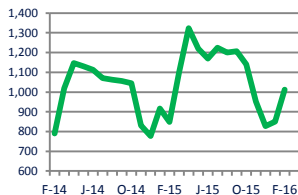




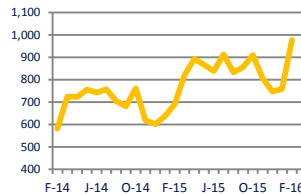
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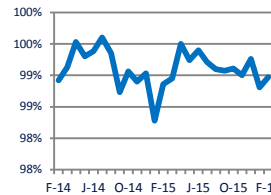
New Listings
1,012



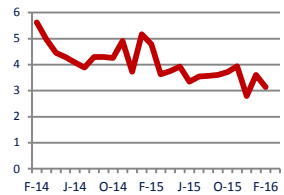
Current Contracts
977



Sold Vs. List Price
99.0%



Months of Supply
3.1



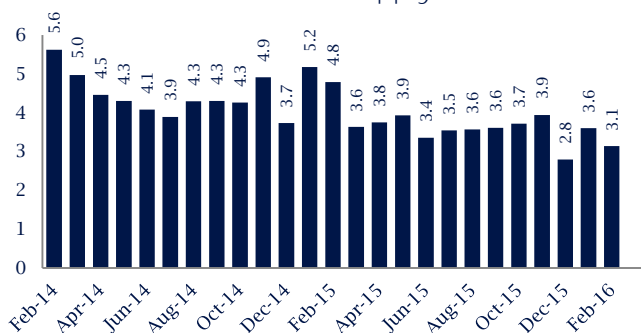
Up 19%
Vs. Year Ago

Up 41%
Vs. Year Ago

No Change
Vs. Year Ago

Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

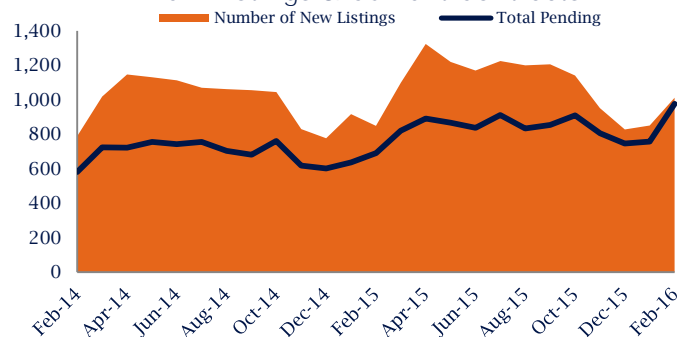
In February, there was 3.1 months of supply available in Prince George's County, compared to 4.8 in February 2015. That is a decrease of 34% versus a year ago.

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 1,012 homes newly listed for sale in Prince George's County compared to 849 in February 2015, an increase of 19%. There were 977 current contracts pending sale this February compared to 691 a year ago. The number of current contracts is 41% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Prince George's County was 99.0% 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 48, which is similar compared to a year ago.

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