

February 2024

Prince Georges County, MD

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$260,970,156	\$219,398,948	18.95%
Avg Sold Price	\$437,001	\$412,264	6.00%
Median Sold Price	\$425,000	\$400,000	6.25%
Units Sold	600	534	12.36%
Avg Days on Market	34	38	-10.53%
Avg List Price for Solds	\$436,404	\$412,404	5.82%
Avg SP to OLP Ratio	99.1%	98.2%	0.82%
Ratio of Avg SP to Avg OLP	98.8%	98.1%	0.75%
Attached Avg Sold Price	\$374,453	\$337,073	11.09%
Detached Avg Sold Price	\$487,455	\$459,500	6.08%
Attached Units Sold	268	205	30.73%
Detached Units Sold	332	328	1.22%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2024	Feb 2023	% Change
Active Listings	879	895	-1.79%
New Listings	741	642	15.42%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	812	762	6.56%
All Pendings	1,242	1,161	6.98%

Financing (Sold)

Assumption	1
Cash	90
Conventional	266
FHA	148
Other	8
Owner	2
VA	80

Days on Market (Sold)

0	18
1 to 10	188
11 to 20	101
21 to 30	44
31 to 60	105
61 to 90	67
91 to 120	27
121 to 180	34
181 to 360	15
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	1	0	0	0	0	0
\$50K to \$99,999	0	0	1	0	1	0	3	1	0	7
\$100K to \$149,999	1	0	0	0	0	0	23	4	2	21
\$150K to \$199,999	0	0	1	3	0	0	16	1	3	38
\$200K to \$299,999	8	4	6	9	1	0	29	14	5	47
\$300K to \$399,999	5	4	24	41	48	11	7	99	57	26
\$400K to \$499,999	2	1	32	42	84	4	14	156	53	26
\$500K to \$599,999	0	0	18	23	35	10	4	86	32	9
\$600K to \$799,999	0	0	0	8	44	9	3	113	10	9
\$800K to \$999,999	0	0	0	0	14	0	0	35	0	8
\$1M to \$2,499,999	0	0	0	0	6	0	0	12	0	2
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	16	9	82	126	234	34	99	524	162	193
Avg Sold Price	\$294,675	\$318,611	\$412,558	\$426,658	\$527,052	\$495,366	\$270,512			
Prev Year - Avg Sold Price	\$302,906	\$324,842	\$383,641	\$394,410	\$492,736	\$461,571	\$264,535			
Avg Sold % Change	-2.72%	-1.92%	7.54%	8.18%	6.96%	7.32%	2.26%			
Prev Year - # of Solds	13	7	78	95	237	11	92			

Active Detail