



Prince George's County
Association of REALTORS®
The Voice for Real Estate

Washington D.C.

Holistic and Sustainable Solutions for Senior Citizens Task Force Briefing

www.pgcar.com

Arnita Greene, PGCAR President

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The Prince George's County Association of REALTORS (PGCAR) is the largest trade association in Prince George's County and the second largest REALTOR association in Maryland.

The Association has a proud history of serving the Prince George's real estate community for over 80 years. PGCAR represents approximately 3,000 REALTORS and industry-related professionals in Prince George's County, Maryland, and throughout the Washington, DC metropolitan area.

PGCAR is the voice of the REALTOR, working to ensure public policy that encourages homeownership.

PRINCE GEORGE'S COUNTY HOUSING MARKET

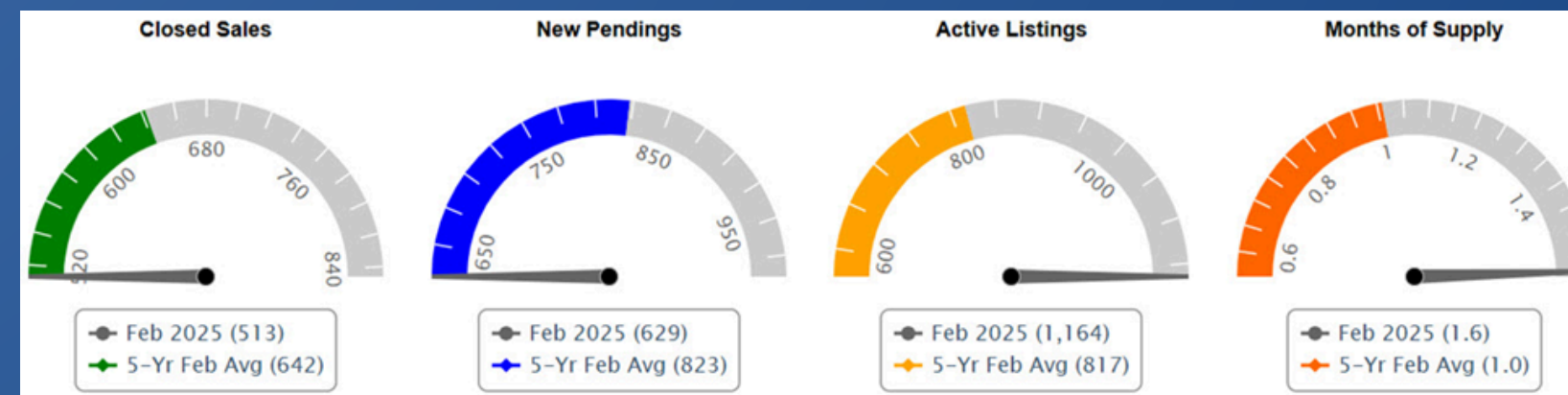
Rising Home Values

February Average Sold Price increased to \$455,993 - a 4.4% year-over-year gain and 0.9% increase over January. Median Sold Price reached \$450,000, reflecting a 5.9% increase over 2024 and a 1.1% increase over January.



Sales Activity and Buyer Demand

February saw 1% month-over-month growth in new contract activity with 629 New Pending Sales. Closed sales totaled 513, a 1.2% gain over January and 14.5% drop from 2024. Despite the fluctuation, overall contract activity (513 Closed Sales plus 629 New Pending Sales) indicates strong market demand.



Inventory Trends

While inventory remains constrained, February saw a 32.4% month-over-month increase to 1,164 Active Listings, partially reversing previous declines. After plunging 44.4% between October and December 2024, New Listings are starting to rebound.



A Balanced and Resilient Market

February market data reveals continued strength, high homeownership demand, and a solid foundation for 2025. If inventory expands, sales are expected to follow suit. The February Contract Ratio was 0.94 (Pending Contracts per Active Listing), indicating a balanced market where buyers and sellers are on relatively equal footing. Buyers have slightly more time to make decisions compared to peak market periods while still in the winter months, yet sellers continue to benefit from strong pricing power.



February 2025

Prince Georges County, MD

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$233,541,707	\$260,970,156	-10.51%
Avg Sold Price	\$455,993	\$437,001	4.35%
Median Sold Price	\$450,000	\$425,000	5.88%
Units Sold	513	600	-14.50%
Avg Days on Market	35	34	2.94%
Avg List Price for Solds	\$455,246	\$436,404	4.32%
Avg SP to OLP Ratio	98.9%	99.1%	-0.12%
Ratio of Avg SP to Avg OLP	99.2%	98.8%	0.34%
Attached Avg Sold Price	\$378,028	\$374,453	0.95%
Detached Avg Sold Price	\$513,149	\$487,455	5.27%
Attached Units Sold	217	268	-19.03%
Detached Units Sold	296	332	-10.84%

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 2025	Feb 2024	% Change
Active Listings	1,164	879	32.42%
New Listings	659	741	-11.07%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendingings	629	812	-22.54%
All Pendingings	1,097	1,242	-11.67%

Financing (Sold)

Assumption	0
Cash	65
Conventional	243
FHA	127
Other	7
Owner	0
VA	70

Days on Market (Sold)

0	14
1 to 10	167
11 to 20	88
21 to 30	35
31 to 60	87
61 to 90	58
91 to 120	29
121 to 180	19
181 to 360	14
361 to 720	2
721+	0

Sold Detail

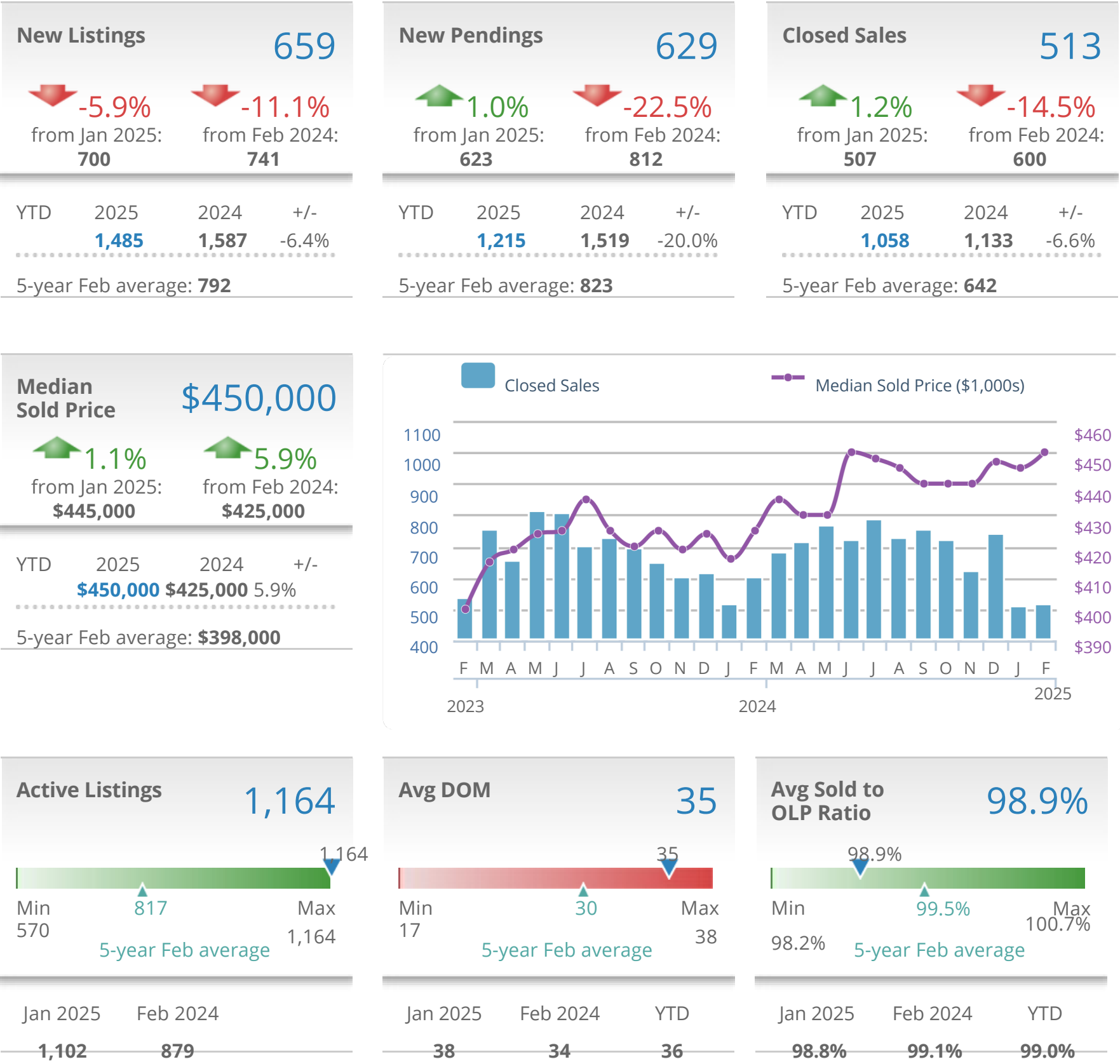
	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	5
\$100K to \$149,999	1	0	0	0	0	0	12
\$150K to \$199,999	2	1	0	0	1	0	10
\$200K to \$299,999	3	0	3	7	5	1	21
\$300K to \$399,999	1	12	20	34	17	3	18
\$400K to \$499,999	2	3	28	30	80	8	16
\$500K to \$599,999	0	0	10	11	54	8	0
\$600K to \$799,999	0	0	4	6	53	7	1
\$800K to \$999,999	0	0	1	0	9	1	2
\$1M to \$2,499,999	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	9	16	66	88	221	28	85
Avg Sold Price	\$267,055	\$350,687	\$440,736	\$418,285	\$544,797	\$531,961	\$290,790
Prev Year - Avg Sold Price	\$294,675	\$318,611	\$412,558	\$426,658	\$527,052	\$495,366	\$270,512
Avg Sold % Change	-9.37%	10.07%	6.83%	-1.96%	3.37%	7.39%	7.50%
Prev Year - # of Solds	16	9	82	126	234	34	99

Active Detail

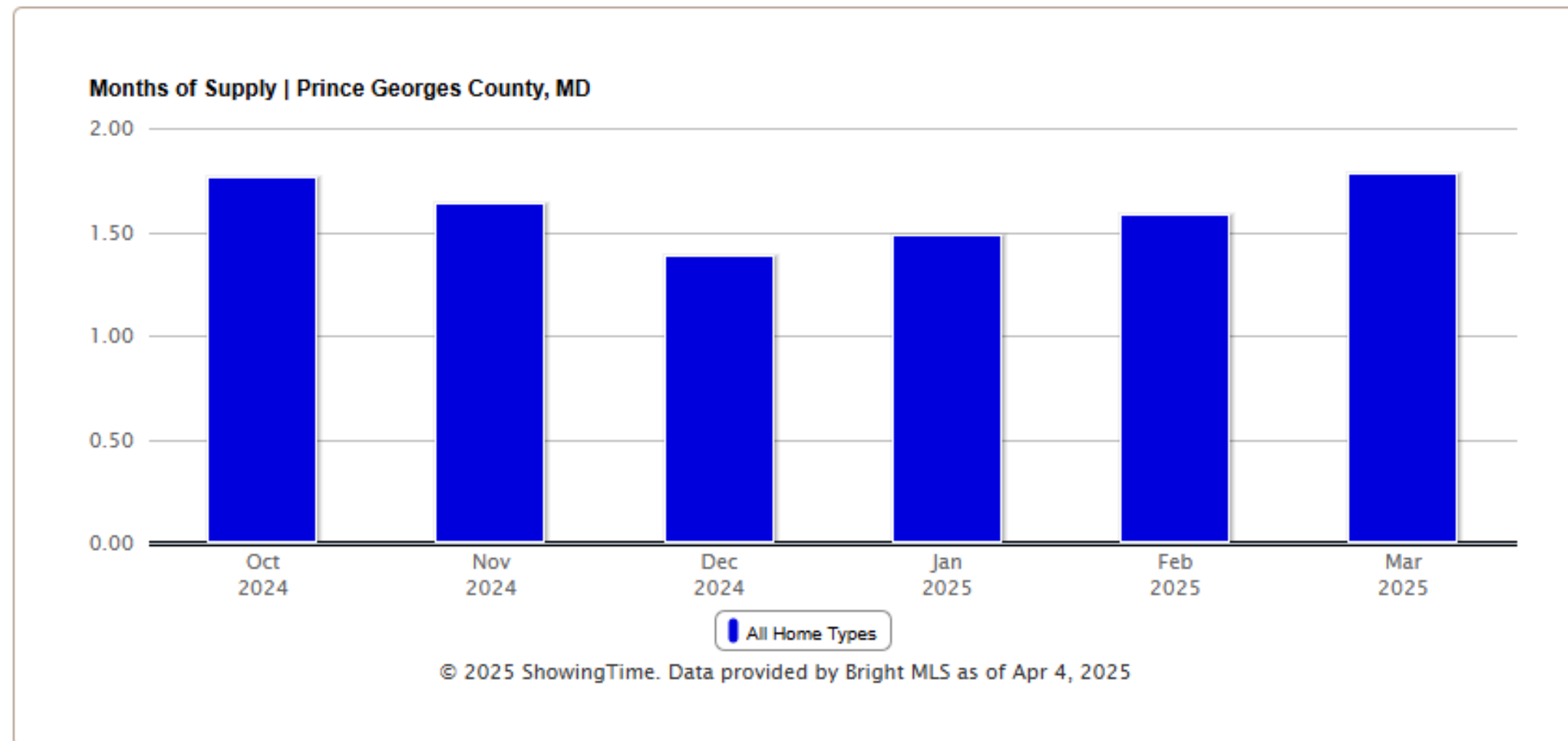
Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
4	0	10
2	3	39
3	4	67
21	13	61
84	69	25
207	87	19
123	52	8
119	15	9
73	1	9
34	0	1
1	0	0
0	0	0
672	244	248

February 2025

Prince Georges County, MD



Months of Supply increased slightly from 1.48 to 1.58, meaning that if no new listings were added, the current inventory would be sold in 1.58 months.



Prince George's County continues to exhibit strong buyer demand and market stability, building on a robust close to 2024 and promising start to 2025.

	February 2025	Year Over Year (YoY)	Month Over Month (MoM)
Total Sold Dollar Volume	\$233,541,707	- 10.5%	+ 2.1%
Closed Sales	513	- 14.5%	+ 1.2%
Median Sold Price	\$450,000	+ 5.9%	+ 1.1%
Average Sold Price	\$455,993	+ 4.4%	+ 0.9%
Median Days on Market	18 days	+ 0%	- 28%
Average Days on Market	35 days	+ 2.9%	- 7.9%
New Pending Sales	629	- 22.5%	+ 1%

FINANCIAL ROADMAP

When considering homeownership, real estate transactions represent one of the most significant financial investments that many individuals will encounter in their lifetime.



Financial Literacy

Estate Planning

Retirement

It all starts with a plan!



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THANK YOU

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