

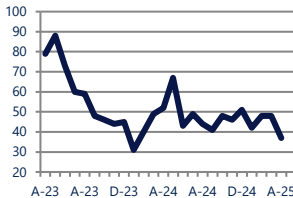
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BRIGHTWOOD AND PETWORTH HOUSING MARKET**

APRIL 2025

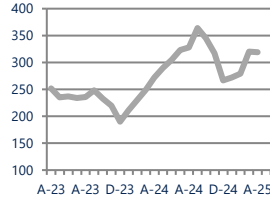
Zip Code(s): 20011

Units Sold
37



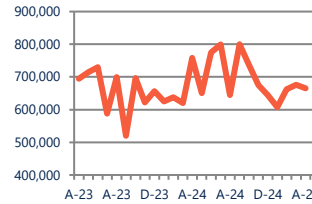
Down -29%
Vs. Year Ago

Active Inventory
319



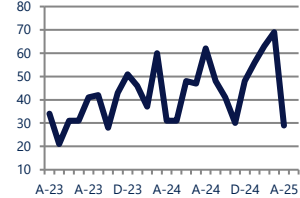
Up 17%
Vs. Year Ago

Median Sale Price
\$665,000



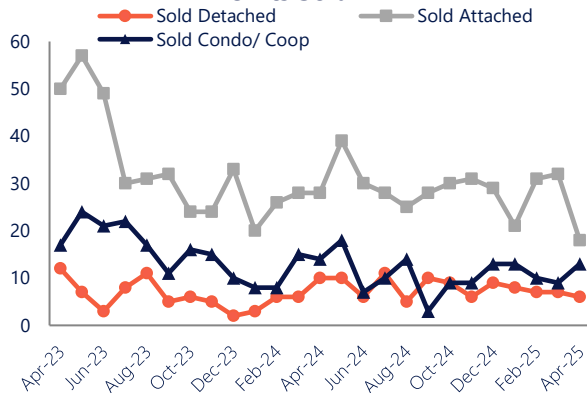
Down -12%
Vs. Year Ago

Days On Market
29



Down -6%
Vs. Year Ago

Units Sold*



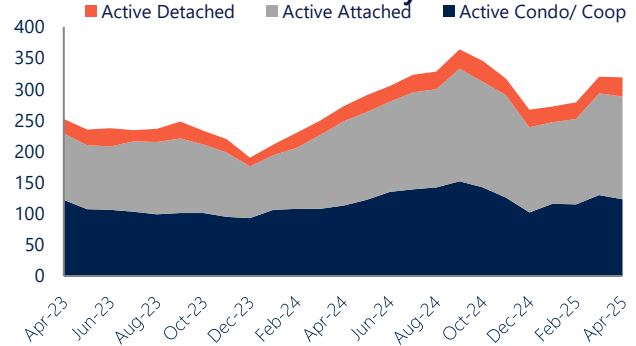
Units Sold

There was a decrease in total units sold in April, with 37 sold this month in Brightwood and Petworth versus 48 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2024.

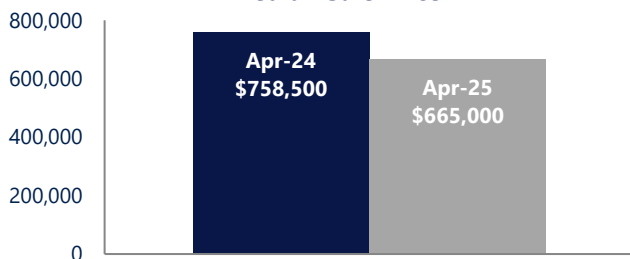
Active Inventory

Versus last year, the total number of homes available this month is higher by 47 units or 17%. The total number of active inventory this April was 319 compared to 272 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Brightwood and Petworth Homes was \$758,500. This April, the median sale price was \$665,000, a decrease of 12% or \$93,500 compared to last year. The current median sold price is 2% lower than in March.

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

Brightwood and Petworth are defined as properties listed in zip code/s 20011.

*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.

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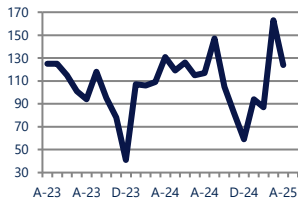
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APRIL 2025

Zip Code(s): 20011

New Listings

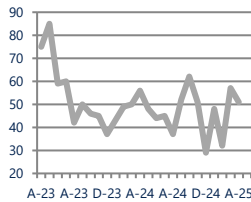
124



Down -5%
Vs. Year Ago

Current Contracts

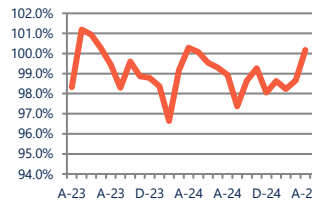
51



Down -9%
Vs. Year Ago

Sold Vs. List Price

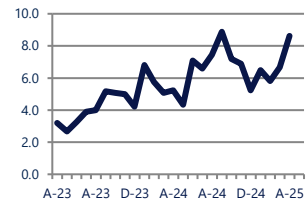
100.2%



No Change
Vs. Year Ago

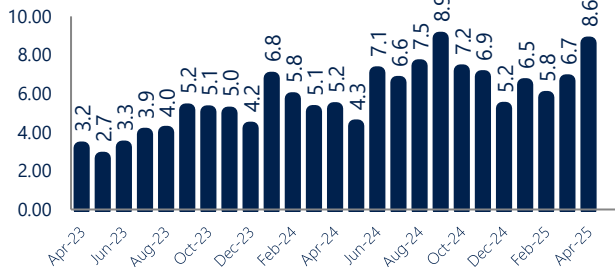
Months of Supply

8.6



Up 65%
Vs. Year Ago

Months Of Supply



Months of Supply

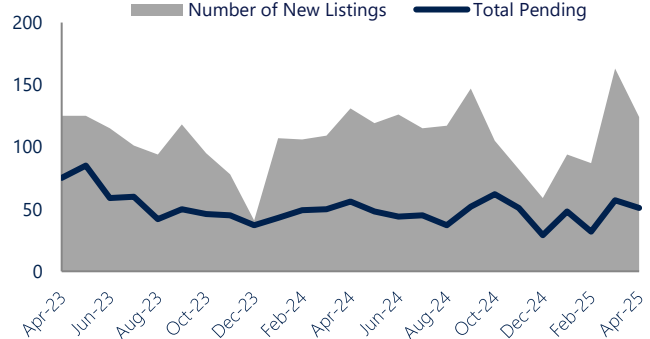
In April, there was 8.6 months of supply available in Brightwood and Petworth, compared to 5.2 in April 2024. That is an increase of 65% versus a year ago.

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.

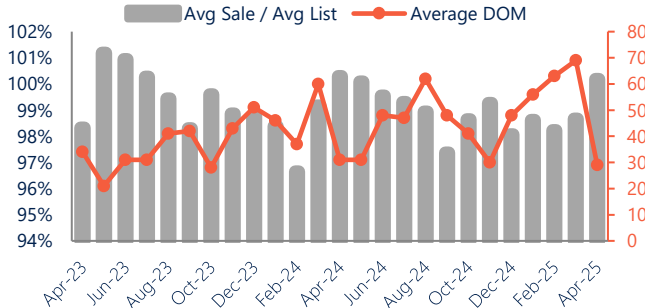
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Brightwood and Petworth compared to 131 in April 2024, a decrease of 5%. There were 51 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 9% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Brightwood and Petworth was 100.2% 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 29, lower than the average last year, which was 31, a decrease of 6%.

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