

THE LONG & FOSTER MARKET MINUTE™

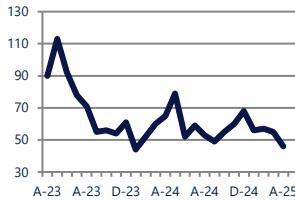
FOCUS ON: **SHEPHERD PARK AND PETWORTH HOUSING MARKET**

APRIL 2025

Zip Code(s): 20011 and 20012

Units Sold

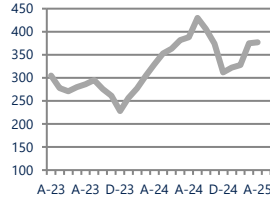
46



Down -29%
Vs. Year Ago

Active Inventory

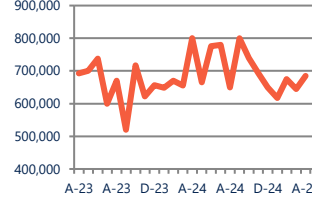
377



Up 15%
Vs. Year Ago

Median Sale Price

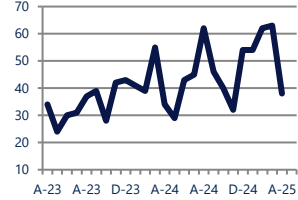
\$684,500



Down -14%
Vs. Year Ago

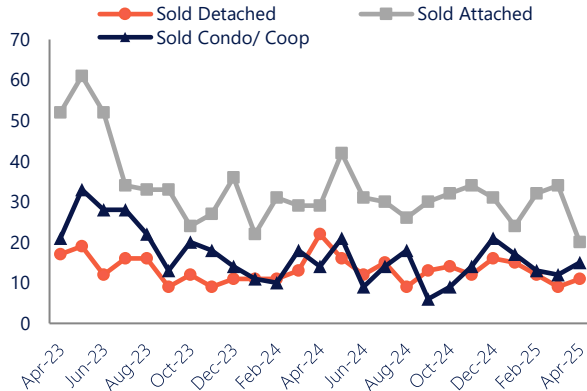
Days On Market

38



Up 12%
Vs. Year Ago

Units Sold*



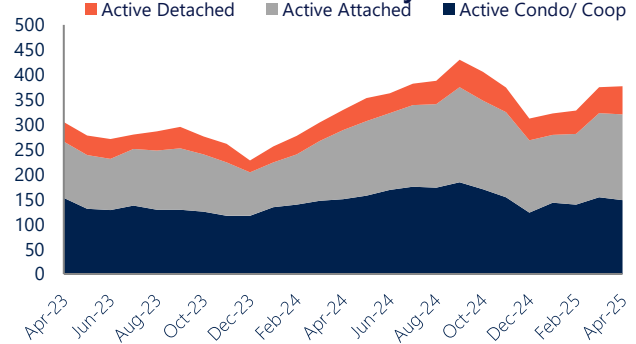
Units Sold

There was a decrease in total units sold in April, with 46 sold this month in Shepherd Park and Petworth versus 55 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2024.

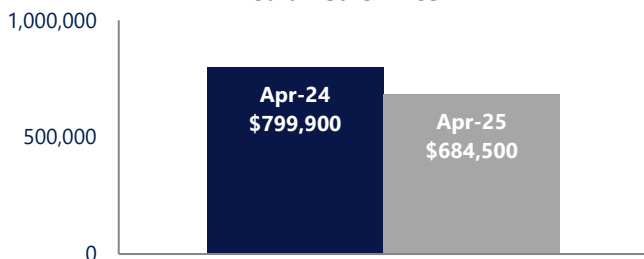
Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 15%. The total number of active inventory this April was 377 compared to 329 in April 2024. This month's total of 377 is higher than the previous month's total supply of available inventory of 375, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Shepherd Park and Petworth Homes was \$799,900. This April, the median sale price was \$684,500, a decrease of 14% or \$115,400 compared to last year. The current median sold price is 6% higher 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.

Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth.

*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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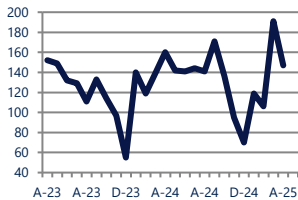
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APRIL 2025

Zip Code(s): 20011 and 20012

New Listings

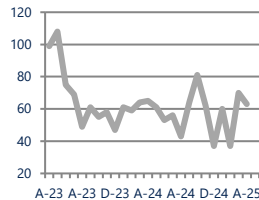
147



Down -8%
Vs. Year Ago

Current Contracts

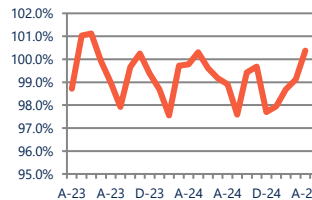
63



Down -3%
Vs. Year Ago

Sold Vs. List Price

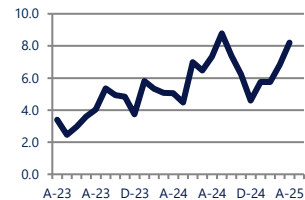
100.4%



Up 0.6%
Vs. Year Ago

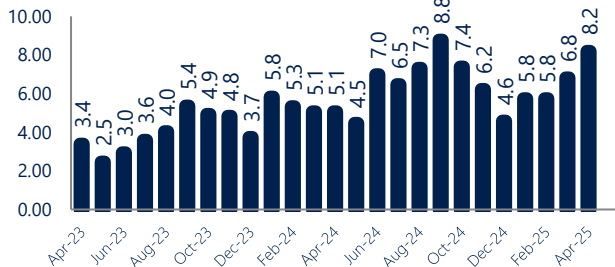
Months of Supply

8.2



Up 62%
Vs. Year Ago

Months Of Supply



Months of Supply

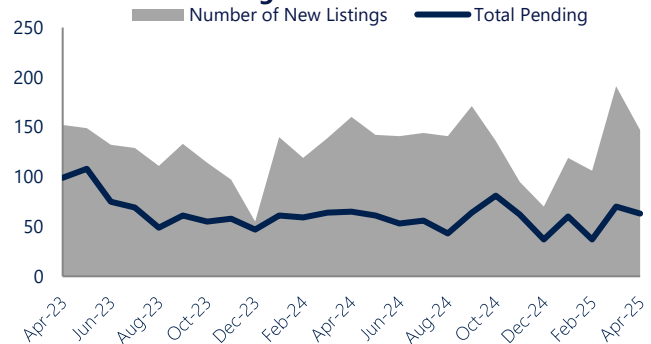
In April, there was 8.2 months of supply available in Shepherd Park and Petworth, compared to 5.1 in April 2024. That is an increase of 62% versus a year ago.

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.

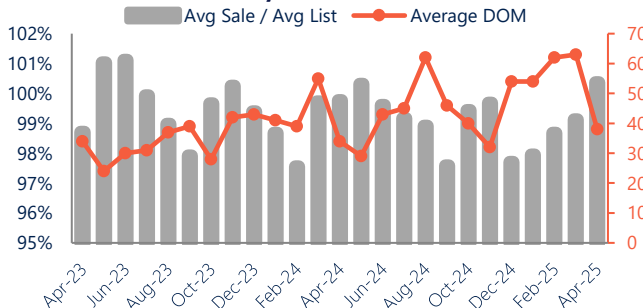
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Shepherd Park and Petworth compared to 160 in April 2024, a decrease of 8%. There were 63 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 3% 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 Shepherd Park and Petworth was 100.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 34, an increase of 12%.

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