

THE LONG & FOSTER MARKET MINUTE™

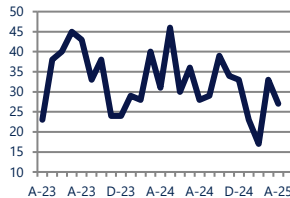
FOCUS ON: **ABINGDON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21009

Units Sold

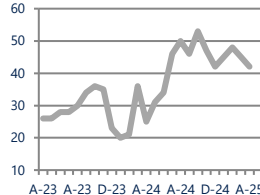
27



Down -13%
Vs. Year Ago

Active Inventory

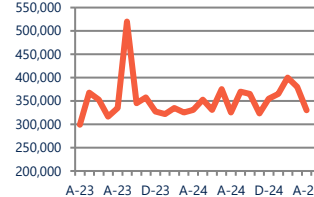
42



Up 68%
Vs. Year Ago

Median Sale Price

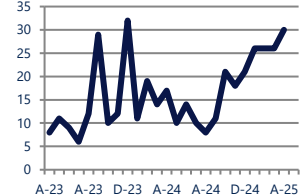
\$330,000



No Change
Vs. Year Ago

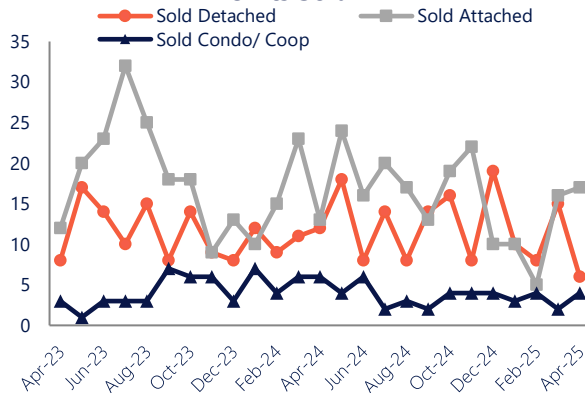
Days On Market

30



Up
Vs. Year Ago

Units Sold*



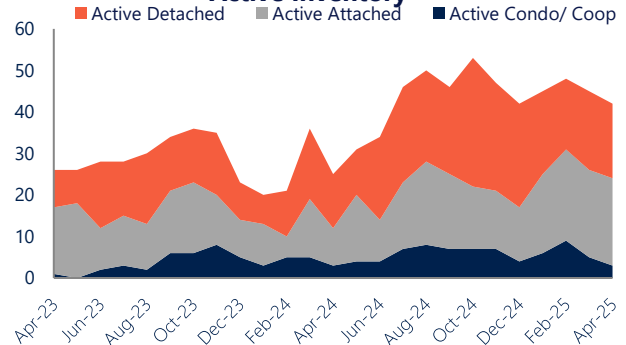
Units Sold

There was a decrease in total units sold in April, with 27 sold this month in Abingdon versus 33 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 68%. The total number of active inventory this April was 42 compared to 25 in April 2024. This month's total of 42 is lower than the previous month's total supply of available inventory of 45, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Abingdon Homes was \$331,000. This April, the median sale price was \$330,000, which is similar compared to a year ago. The current median sold price is 13% 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.

Abingdon are defined as properties listed in zip code/s 21009.

*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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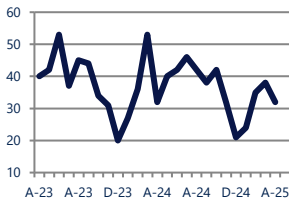
FOCUS ON: **ABINGDON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21009

New Listings

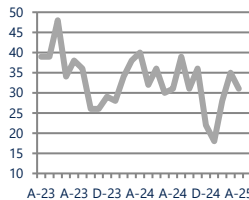
32



No Change
Vs. Year Ago

Current Contracts

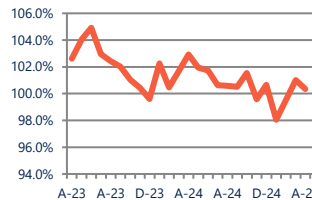
31



Down -22%
Vs. Year Ago

Sold Vs. List Price

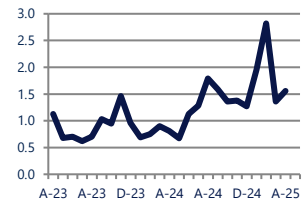
100.4%



Down -2.5%
Vs. Year Ago

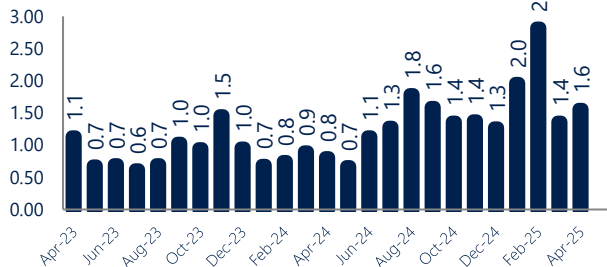
Months of Supply

1.6



Up 93%
Vs. Year Ago

Months Of Supply



Months of Supply

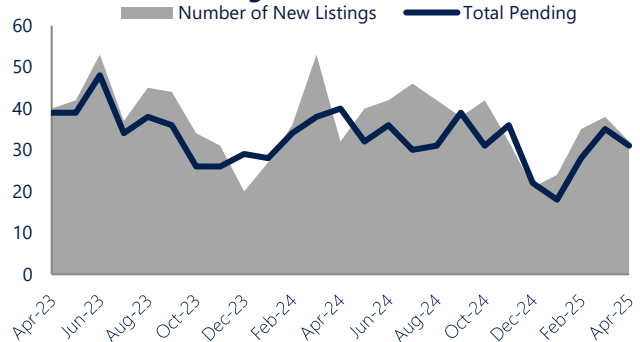
In April, there was 1.6 months of supply available in Abingdon, compared to 0.8 in April 2024. That is an increase of 93% versus a year ago.

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.

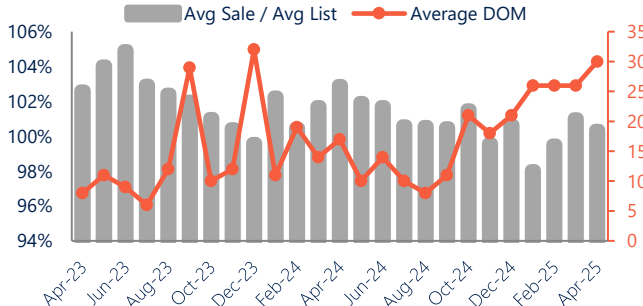
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Abingdon, which is similar to the amount in April 2024. There were 31 current contracts pending sale this April compared to 40 a year ago. The number of current contracts is 23% 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 Abingdon was 100.4% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.

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