

THE LONG & FOSTER MARKET MINUTE™

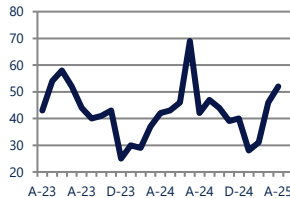
FOCUS ON: **ANNANDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 22003

Units Sold

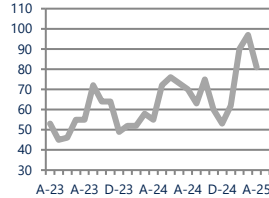
52



Up 24%
Vs. Year Ago

Active Inventory

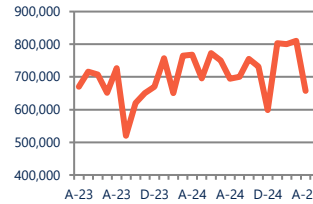
81



Up 47%
Vs. Year Ago

Median Sale Price

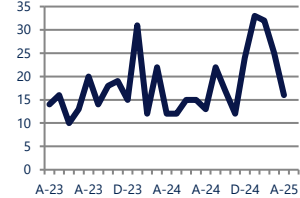
\$657,500



Down -14%
Vs. Year Ago

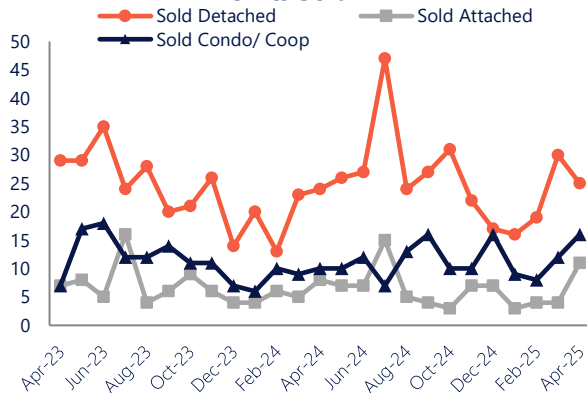
Days On Market

16



Up 33%
Vs. Year Ago

Units Sold*



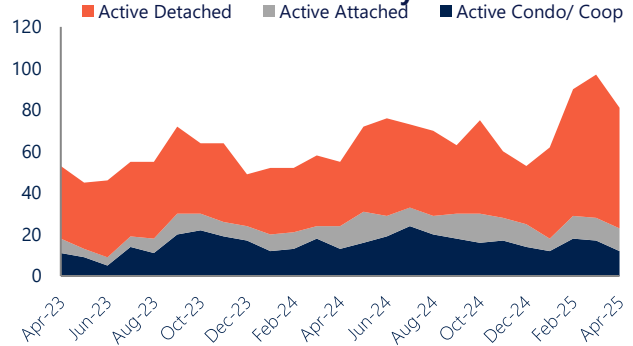
Units Sold

There was an increase in total units sold in April, with 52 sold this month in Annandale versus 46 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 24% versus April 2024.

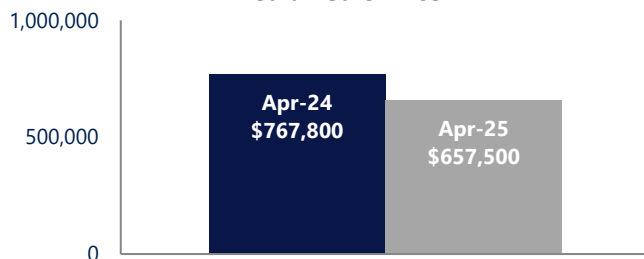
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 47%. The total number of active inventory this April was 81 compared to 55 in April 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 97, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Annandale Homes was \$767,800. This April, the median sale price was \$657,500, a decrease of 14% or \$110,300 compared to last year. The current median sold price is 19% 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.

Annandale are defined as properties listed in zip code/s 22003.

*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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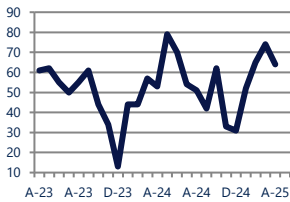
FOCUS ON: **ANNANDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 22003

New Listings

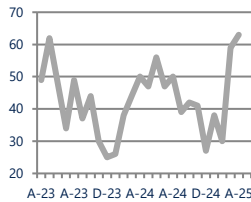
64



Up 21%
Vs. Year Ago

Current Contracts

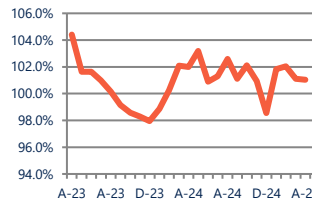
63



Up 26%
Vs. Year Ago

Sold Vs. List Price

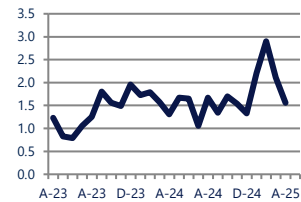
101.0%



Down -0.9%
Vs. Year Ago

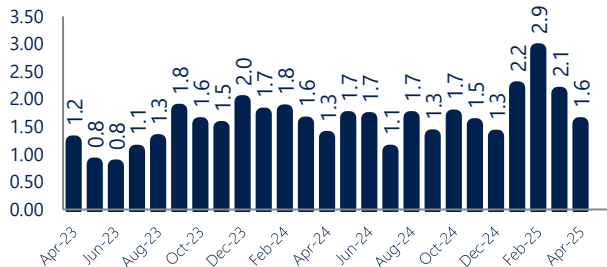
Months of Supply

1.6



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

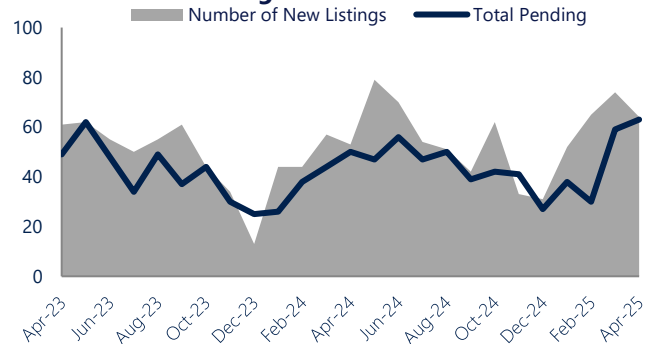
In April, there was 1.6 months of supply available in Annandale, compared to 1.3 in April 2024. That is an increase of 19% versus a year ago.

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.

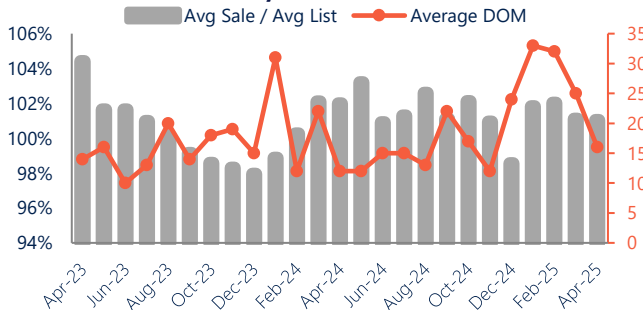
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Annandale compared to 53 in April 2024, an increase of 21%. There were 63 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 26% higher 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 Annandale was 101.0% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 12, an increase of 33%.

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