

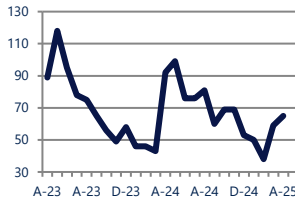
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AQUIA, LEELAND, AND EASTERN STAFFORD HOUSING MARKET**

APRIL 2025

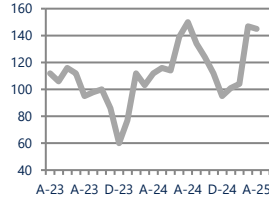
Zip Code(s): 22554

Units Sold
65



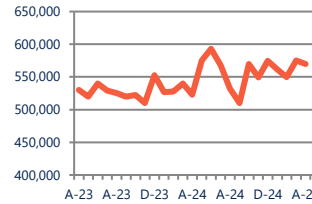
Down -29%
Vs. Year Ago

Active Inventory
145



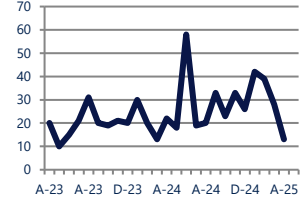
Up 29%
Vs. Year Ago

Median Sale Price
\$570,000



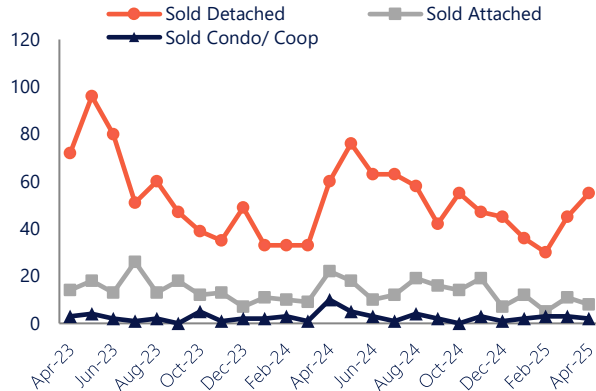
Up 9%
Vs. Year Ago

Days On Market
13



Down -41%
Vs. Year Ago

Units Sold*



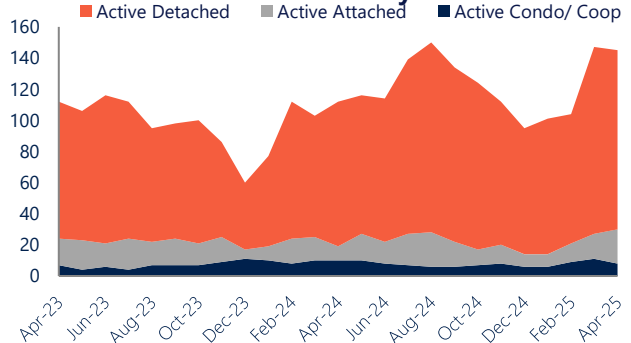
Units Sold

There was an increase in total units sold in April, with 65 sold this month in Aquia, Leeland, and Eastern Stafford versus 59 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2024.

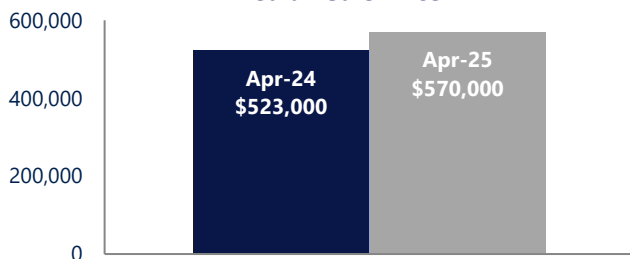
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 29%. The total number of active inventory this April was 145 compared to 112 in April 2024. This month's total of 145 is lower than the previous month's total supply of available inventory of 147, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Aquia, Leeland, and Eastern Stafford Homes was \$523,000. This April, the median sale price was \$570,000, an increase of 9% or \$47,000 compared to last year. The current median sold price is 1% 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.

Aquia, Leeland, and Eastern Stafford are defined as properties listed in zip code/s 22554.

*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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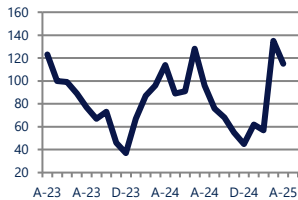
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APRIL 2025

Zip Code(s): 22554

New Listings

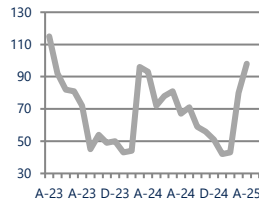
115



Up 1%
Vs. Year Ago

Current Contracts

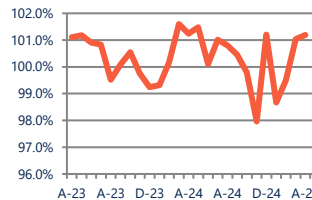
98



Up 5%
Vs. Year Ago

Sold Vs. List Price

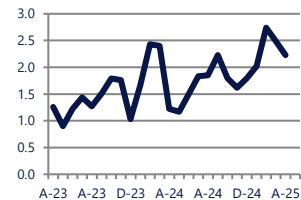
101.2%



No Change
Vs. Year Ago

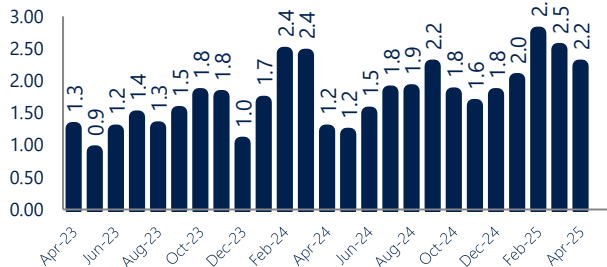
Months of Supply

2.2



Up 83%
Vs. Year Ago

Months Of Supply



Months of Supply

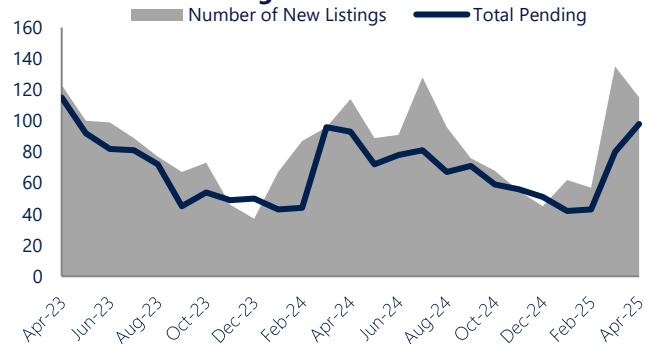
In April, there was 2.2 months of supply available in Aquia, Leeland, and Eastern Stafford, compared to 1.2 in April 2024. That is an increase of 83% versus a year ago.

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.

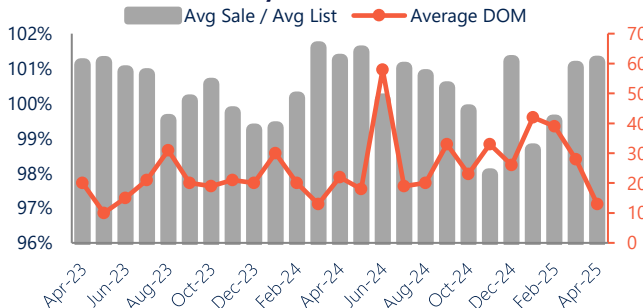
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Aquia, Leeland, and Eastern Stafford compared to 114 in April 2024, an increase of 1%. There were 98 current contracts pending sale this April compared to 93 a year ago. The number of current contracts is 5% 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 Aquia, Leeland, and Eastern Stafford was 101.2% 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 13, lower than the average last year, which was 22, a decrease of 41%.

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