

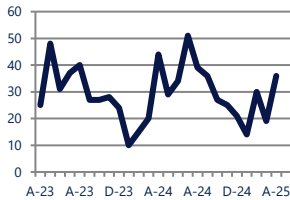
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BRISTOW HOUSING MARKET**

APRIL 2025

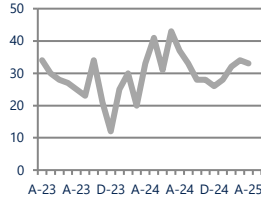
Zip Code(s): 20136

Units Sold
36



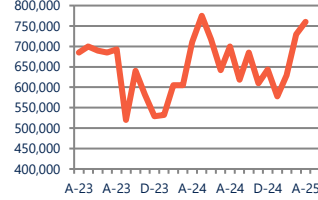
Down
Vs. Year Ago

Active Inventory
33



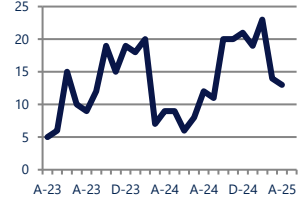
No Change
Vs. Year Ago

Median Sale Price
\$760,000



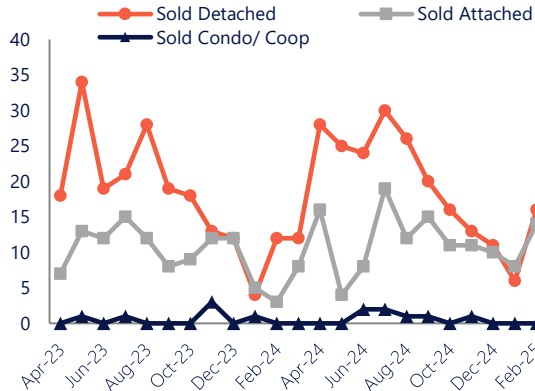
Up 7%
Vs. Year Ago

Days On Market
13



Up 44%
Vs. Year Ago

Units Sold*



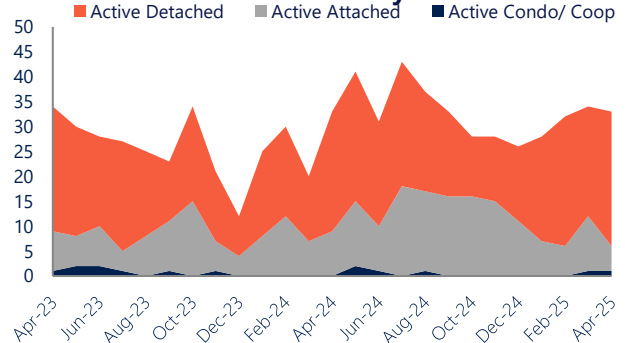
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 36 sold this month in Bristow. This month's total units sold was lower than at this time last year, a decrease from April 2024.

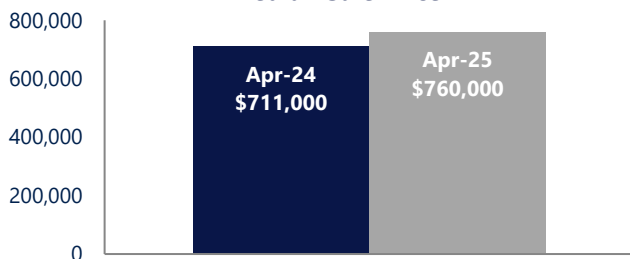
Active Inventory

The total number of homes available this month is 33 units, which is similar compared to a year ago. This month's total of 33 is lower than the previous month's total supply of available inventory of 34, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bristow Homes was \$711,000. This April, the median sale price was \$760,000, an increase of 7% or \$49,000 compared to last year. The current median sold price is 4% 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.

Bristow are defined as properties listed in zip code/s 20136.

*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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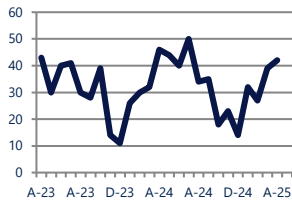
FOCUS ON: **BRISTOW HOUSING MARKET**

APRIL 2025

Zip Code(s): 20136

New Listings

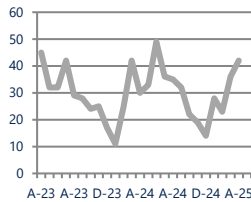
42



Down -9%
Vs. Year Ago

Current Contracts

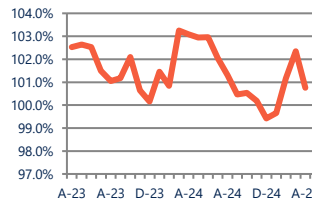
42



Up 40%
Vs. Year Ago

Sold Vs. List Price

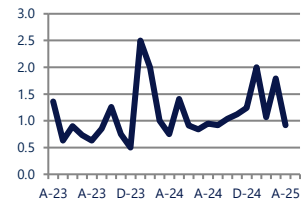
100.8%



Down -2.3%
Vs. Year Ago

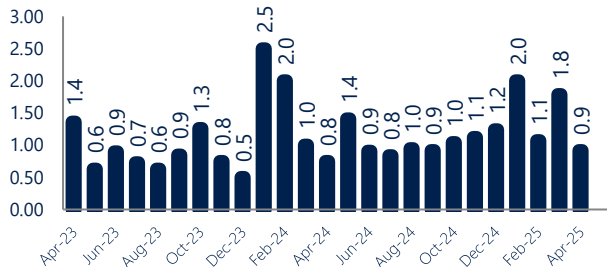
Months of Supply

0.9



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 0.9 months of supply available in Bristow, compared to 0.8 in April 2024. That is an increase of 22% versus a year ago.

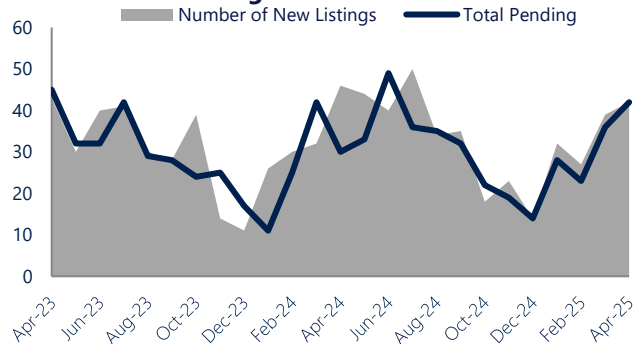
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

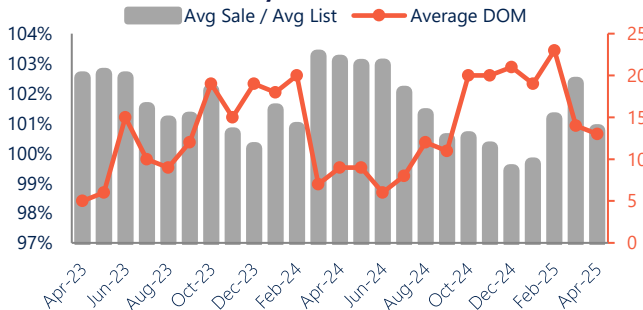
This month there were 42 homes newly listed for sale in Bristow compared to 46 in April 2024, a decrease of 9%.

There were 42 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 40% 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 Bristow was 100.8% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 9, an increase of 44%.

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