

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CENTREVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20120 and 20121

## Units Sold

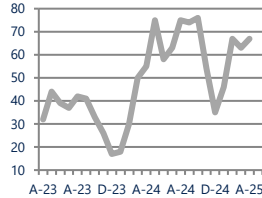
76



Up 21%  
Vs. Year Ago

## Active Inventory

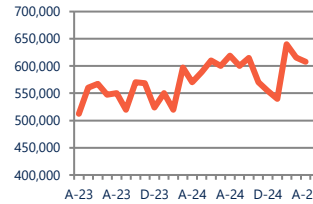
67



Up 22%  
Vs. Year Ago

## Median Sale Price

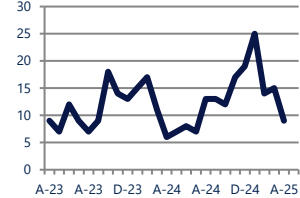
\$607,850



Up 7%  
Vs. Year Ago

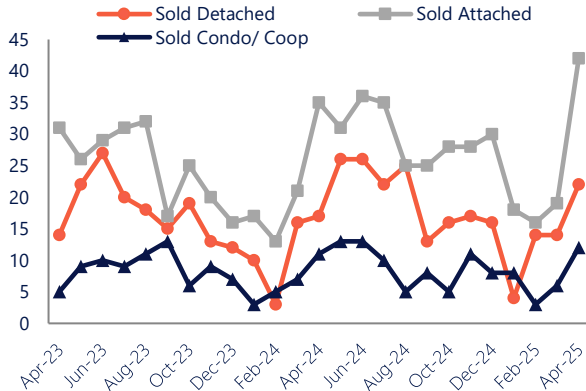
## Days On Market

9



Up 50%  
Vs. Year Ago

## Units Sold\*



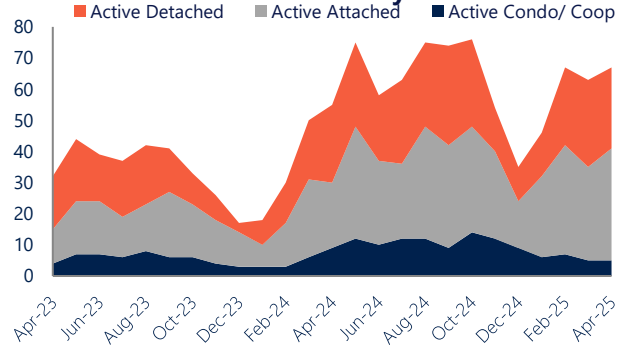
## Units Sold

There was an increase in total units sold in April, with 76 sold this month in Centreville. This month's total units sold was higher than at this time last year.

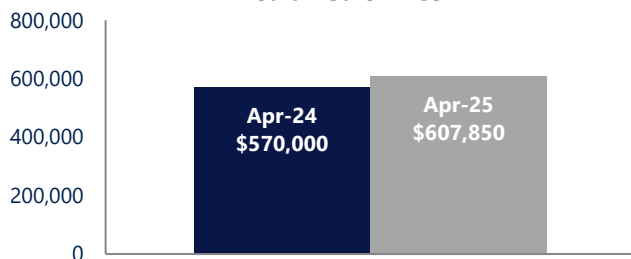
## Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 22%. The total number of active inventory this April was 67 compared to 55 in April 2024. This month's total of 67 is higher than the previous month's total supply of available inventory of 63, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Centreville Homes was \$570,000. This April, the median sale price was \$607,850, an increase of 7% or \$37,850 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.

Centreville are defined as properties listed in zip code/s 20120 and 20121.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

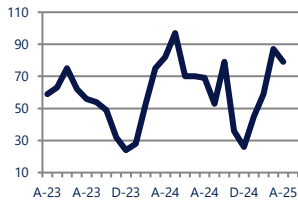
FOCUS ON: **CENTREVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20120 and 20121

### New Listings

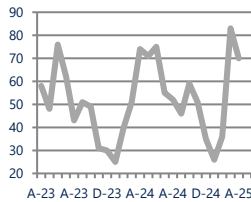
**79**



**Down -4%**  
Vs. Year Ago

### Current Contracts

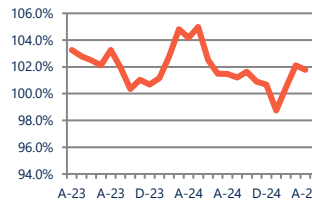
**70**



**Down -5%**  
Vs. Year Ago

### Sold Vs. List Price

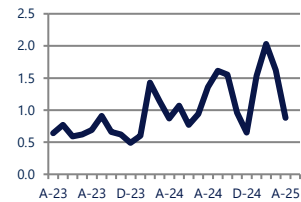
**101.8%**



**Down -2.3%**  
Vs. Year Ago

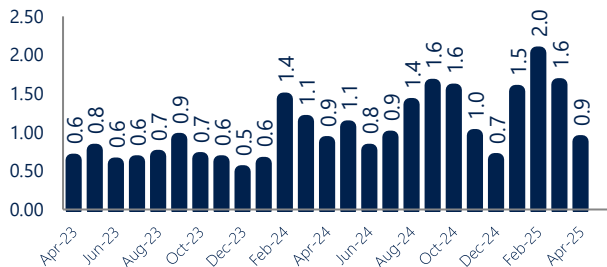
### Months of Supply

**0.9**



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

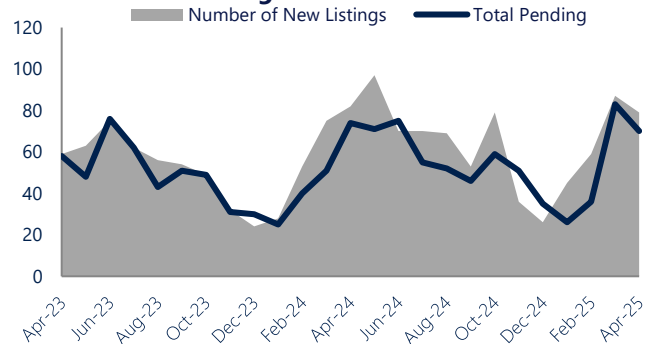
In April, there was 0.9 months of supply available in Centreville. The amount of supply is similar compared to a year ago.

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.

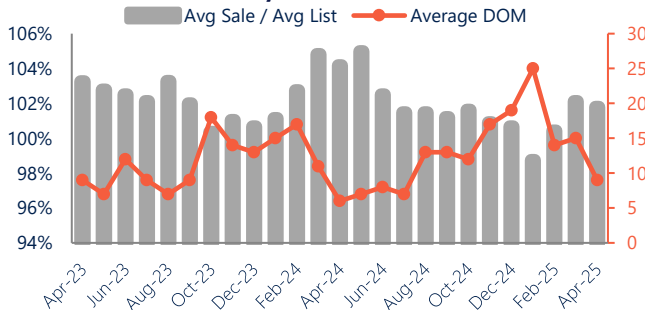
### New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Centreville compared to 82 in April 2024, a decrease of 4%. There were 70 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 5% 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 Centreville was 101.8% of the average list price, which is 2.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 9, higher than the average last year, which was 6, an increase of 50%.

Centreville are defined as properties listed in zip code/s 20120 and 20121.

\*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.