

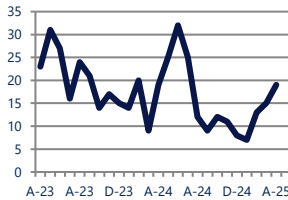
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET**

APRIL 2025

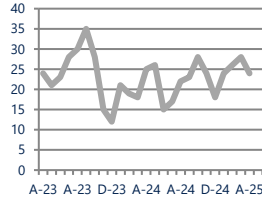
Zip Code(s): 22301

**Units Sold**  
19



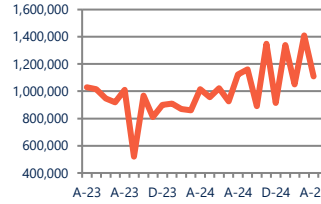
**No Change**  
Vs. Year Ago

**Active Inventory**  
24



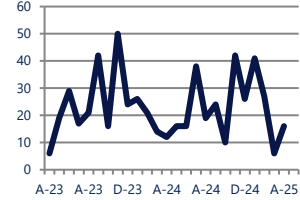
**Down -4%**  
Vs. Year Ago

**Median Sale Price**  
\$1,110,000



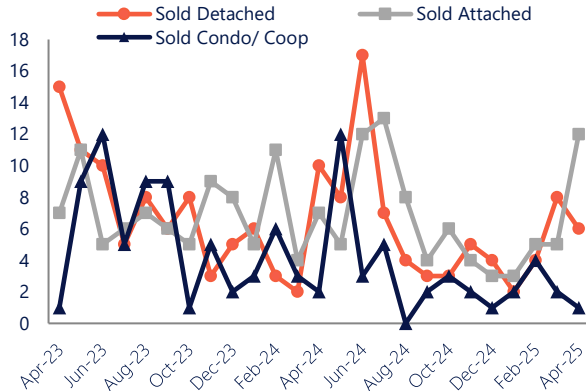
**Up 9%**  
Vs. Year Ago

**Days On Market**  
16



**Up 33%**  
Vs. Year Ago

## Units Sold\*



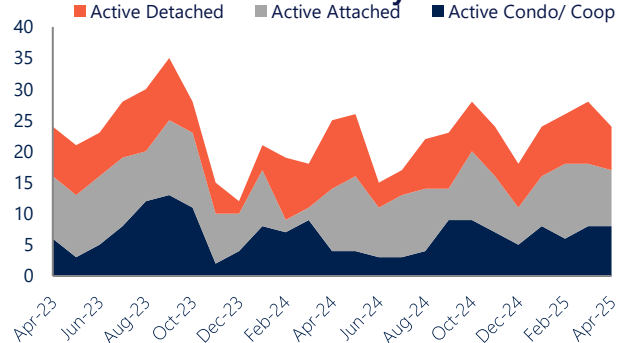
## Units Sold

There was an increase in total units sold in April, with 19 sold this month in Del Ray/Rosemont, an increase of 27%. This month's total units sold is similar compared to a year ago.

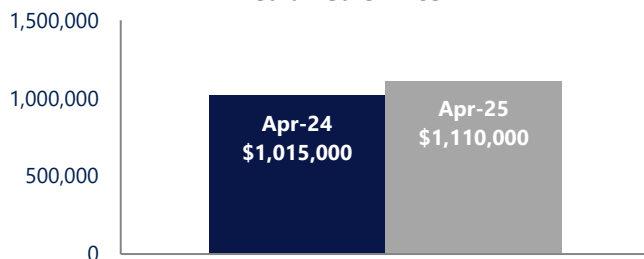
## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 4%. The total number of active inventory this April was 24 compared to 25 in April 2024. This month's total of 24 is lower than the previous month's total supply of available inventory of 28, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Del Ray/Rosemont Homes was \$1,015,000. This April, the median sale price was \$1,110,000, an increase of 9% or \$95,000 compared to last year. The current median sold price is 21% 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.

Del Ray/Rosemont are defined as properties listed in zip code/s 22301.

\*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™

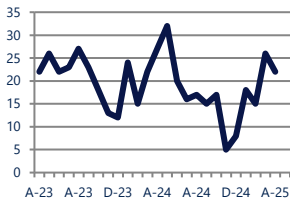
FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET**

APRIL 2025

Zip Code(s): 22301

### New Listings

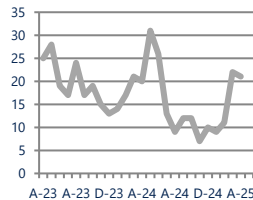
22



**Down -19%**  
Vs. Year Ago

### Current Contracts

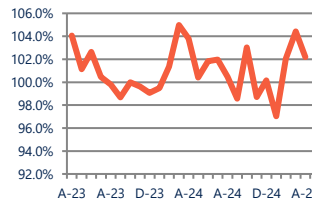
21



**Up 5%**  
Vs. Year Ago

### Sold Vs. List Price

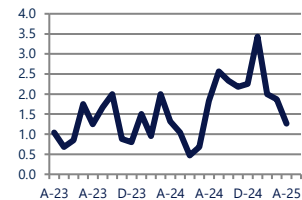
102.2%



**Down -1.6%**  
Vs. Year Ago

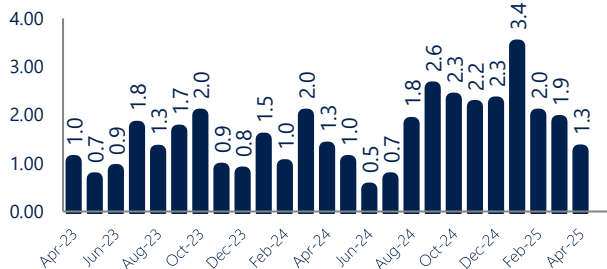
### Months of Supply

1.3



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

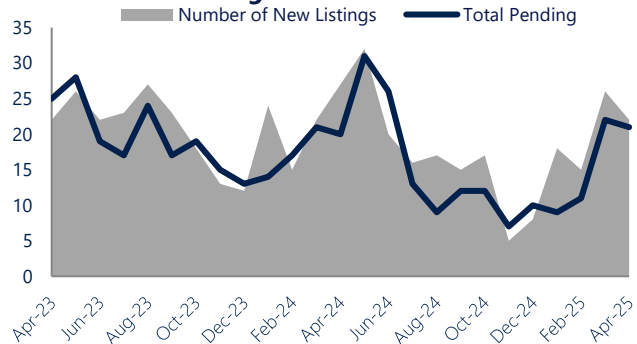
In April, there was 1.3 months of supply available in Del Ray/Rosemont. The amount of supply is similar compared to a year ago.

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.

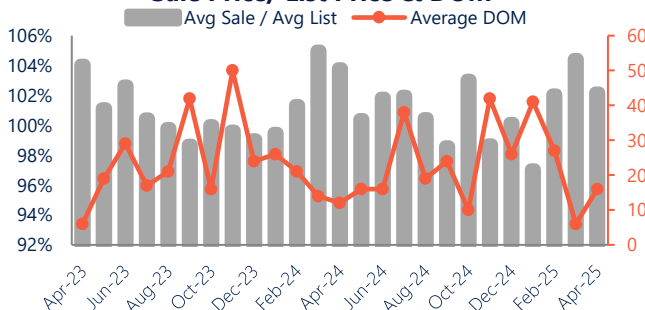
### New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Del Ray/Rosemont compared to 27 in April 2024, a decrease of 19%. There were 21 current contracts pending sale this April compared to 20 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 Del Ray/Rosemont was 102.2% of the average list price, which is 1.6% 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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