

THE LONG & FOSTER MARKET MINUTE™

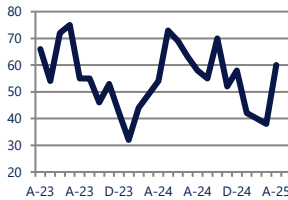
FOCUS ON: FEATHERSTONE, RIVER BEND ESTATES, AND SOUTHERN WOODBRIDGE HOUSING MARKET

APRIL 2025

Zip Code(s): 22191

Units Sold

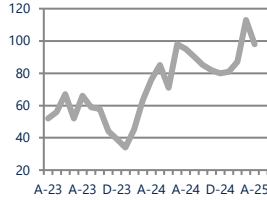
60



Up 11%
Vs. Year Ago

Active Inventory

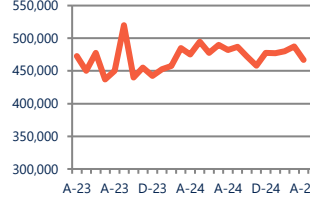
98



Up 29%
Vs. Year Ago

Median Sale Price

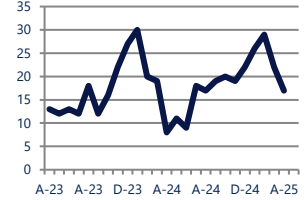
\$467,000



Down -2%
Vs. Year Ago

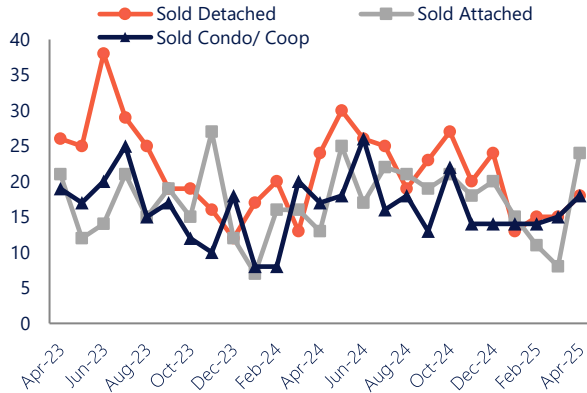
Days On Market

17



Up 113%
Vs. Year Ago

Units Sold*



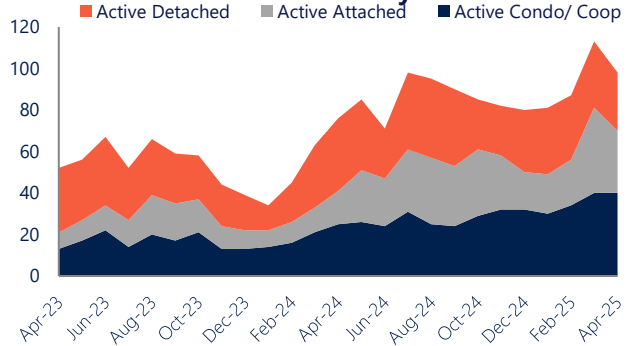
Units Sold

There was an increase in total units sold in April, with 60 sold this month in Featherstone, River Bend Estates, and Southern Woodbridge. 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 22 units or 29%. The total number of active inventory this April was 98 compared to 76 in April 2024. This month's total of 98 is lower than the previous month's total supply of available inventory of 113, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Featherstone, River Bend Estates, and Southern Woodbridge Homes was \$475,000. This April, the median sale price was \$467,000, a decrease of 2% or \$8,000 compared to last year. The current median sold price is 4% 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.

Featherstone, River Bend Estates, and Southern Woodbridge are defined as properties listed in zip code/s 22191.

*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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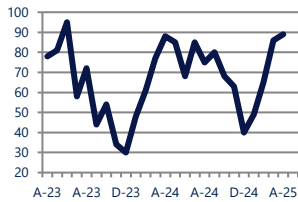
FOCUS ON: FEATHERSTONE, RIVER BEND ESTATES, AND SOUTHERN WOODBRIDGE HOUSING MARKET

APRIL 2025

Zip Code(s): 22191

New Listings

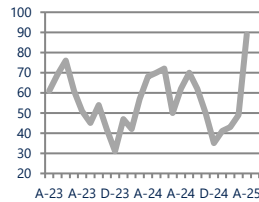
89



Up 1%
Vs. Year Ago

Current Contracts

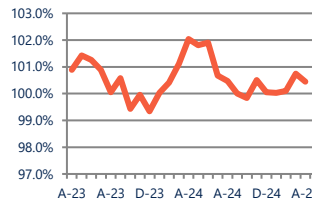
89



Up 31%
Vs. Year Ago

Sold Vs. List Price

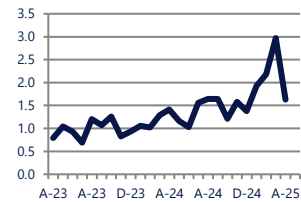
100.5%



Down -1.6%
Vs. Year Ago

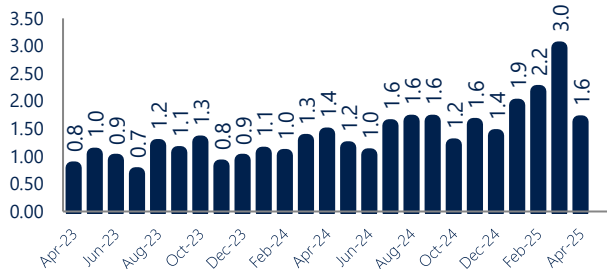
Months of Supply

1.6



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

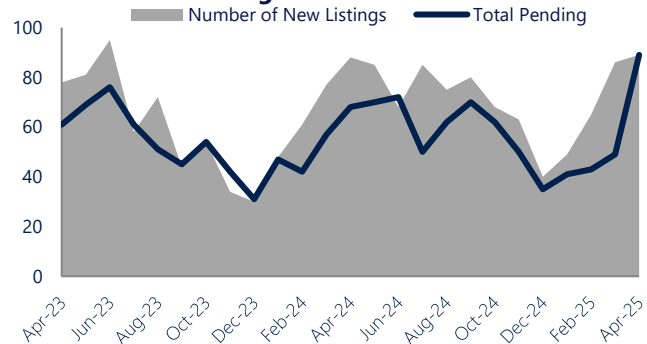
In April, there was 1.6 months of supply available in Featherstone, River Bend Estates, and Southern Woodbridge, compared to 1.4 in April 2024. That is an increase of 16% versus a year ago.

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.

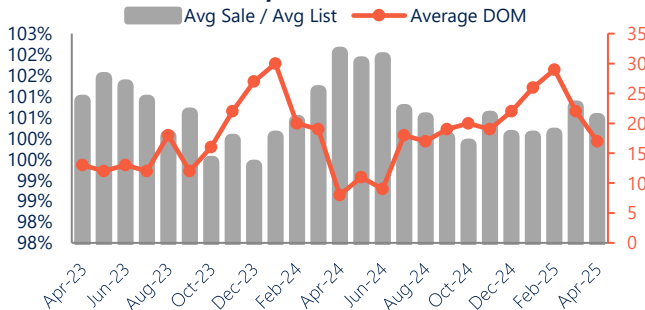
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Featherstone, River Bend Estates, and Southern Woodbridge compared to 88 in April 2024, an increase of 1%. There were 89 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 31% 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 Featherstone, River Bend Estates, and Southern Woodbridge was 100.5% 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 17, higher than the average last year, which was 8, an increase of 113%.

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