

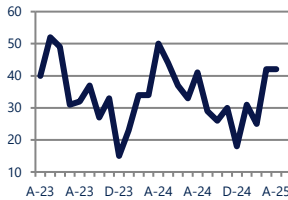
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLENCARLYN HOUSING MARKET**

APRIL 2025

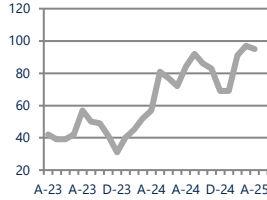
Zip Code(s): 22204

Units Sold
42



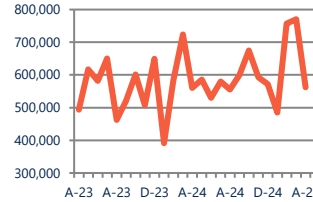
Down -16%
Vs. Year Ago

Active Inventory
95



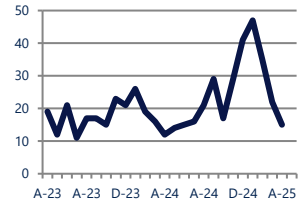
Up 67%
Vs. Year Ago

Median Sale Price
\$562,500



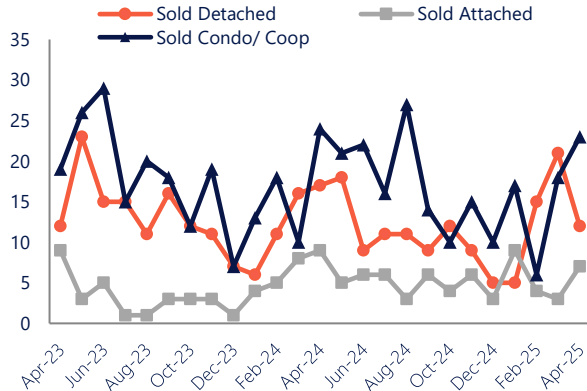
No Change
Vs. Year Ago

Days On Market
15



Up 25%
Vs. Year Ago

Units Sold*



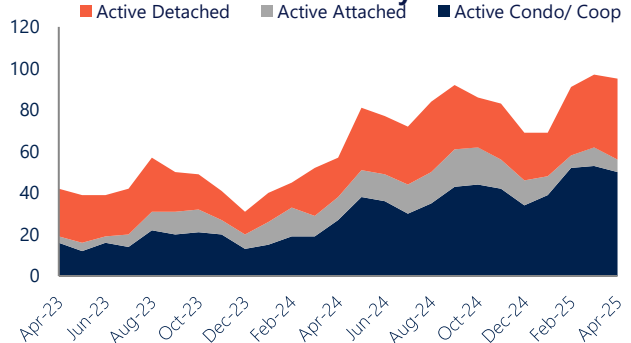
Units Sold

The number of units sold remained stable in April, with 42 sold this month in Glencarlyn. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2024.

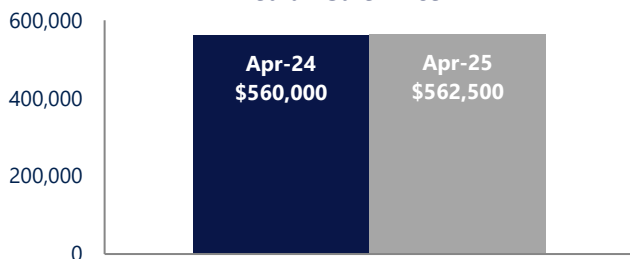
Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 67%. The total number of active inventory this April was 95 compared to 57 in April 2024. This month's total of 95 is lower than the previous month's total supply of available inventory of 97, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glencarlyn Homes was \$560,000. This April, the median sale price was \$562,500, which is similar compared to a year ago. The current median sold price is 27% 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.

Glencarlyn are defined as properties listed in zip code/s 22204.

*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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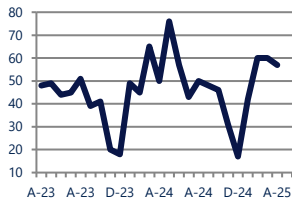
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APRIL 2025

Zip Code(s): 22204

New Listings

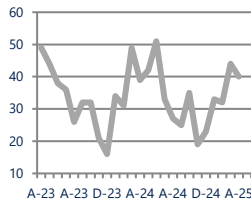
57



Up 14%
Vs. Year Ago

Current Contracts

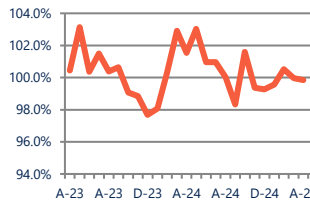
40



Up 3%
Vs. Year Ago

Sold Vs. List Price

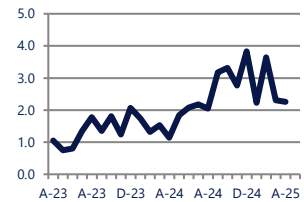
99.9%



Down -1.7%
Vs. Year Ago

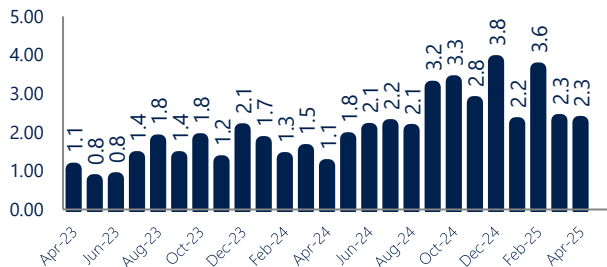
Months of Supply

2.3



Up 98%
Vs. Year Ago

Months Of Supply



Months of Supply

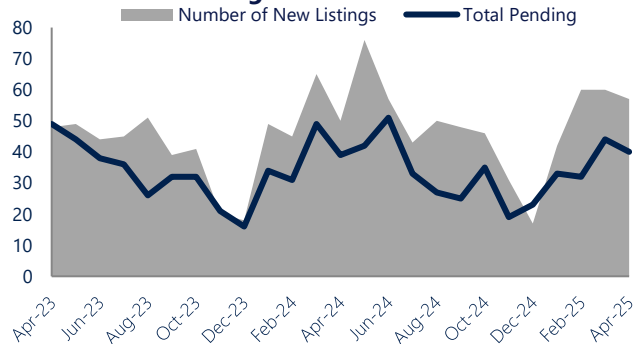
In April, there was 2.3 months of supply available in Glencarlyn, compared to 1.1 in April 2024. That is an increase of 98% versus a year ago.

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.

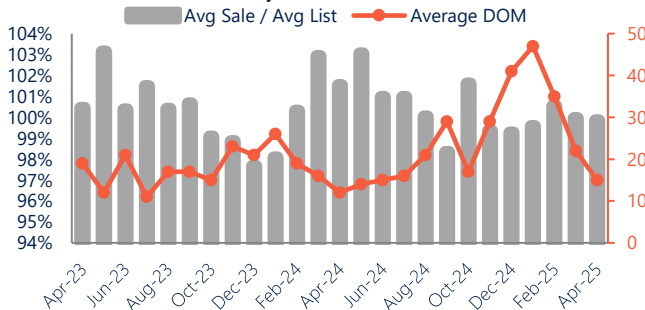
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Glencarlyn compared to 50 in April 2024, an increase of 14%. There were 40 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 3% 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 Glencarlyn was 99.9% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 12, an increase of 25%.

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