

THE LONG & FOSTER MARKET MINUTE™

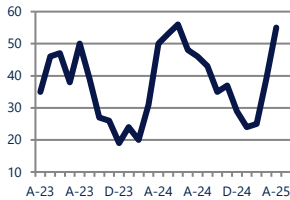
FOCUS ON: **MCNAIR FARMS AND FRANKLIN FARMS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20171

Units Sold

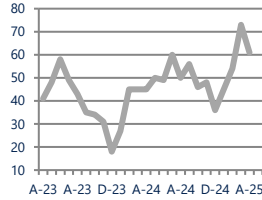
55



Up 10%
Vs. Year Ago

Active Inventory

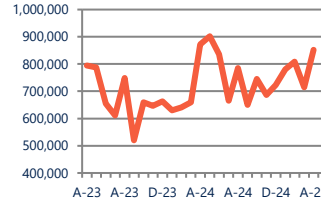
61



Up 36%
Vs. Year Ago

Median Sale Price

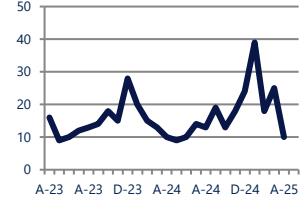
\$852,000



Down -2%
Vs. Year Ago

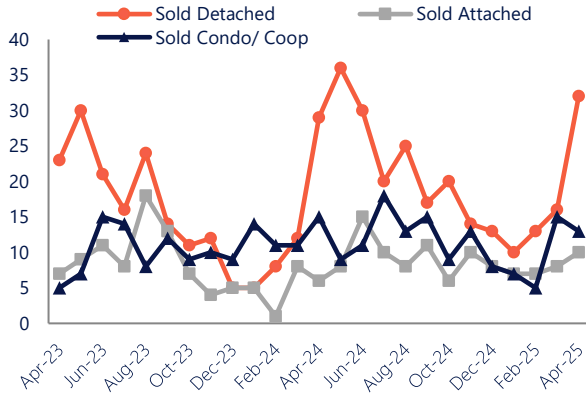
Days On Market

10



No Change
Vs. Year Ago

Units Sold*



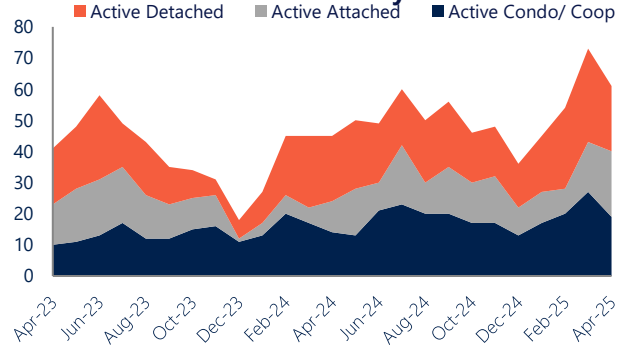
Units Sold

There was an increase in total units sold in April, with 55 sold this month in McNair Farms and Franklin Farms. This month's total units sold was higher than at this time last year.

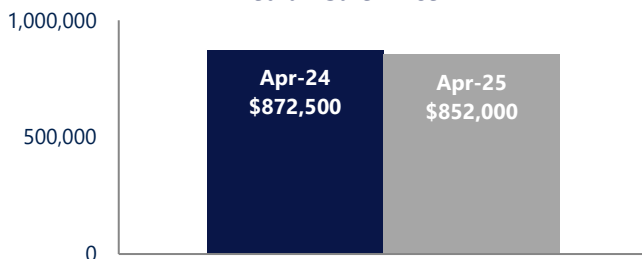
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 36%. The total number of active inventory this April was 61 compared to 45 in April 2024. This month's total of 61 is lower than the previous month's total supply of available inventory of 73, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for McNair Farms and Franklin Farms Homes was \$872,500. This April, the median sale price was \$852,000, a decrease of 2% or \$20,500 compared to last year. The current median sold price is 19% 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.

McNair Farms and Franklin Farms are defined as properties listed in zip code/s 20171.

*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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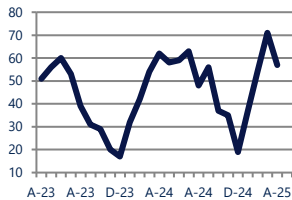
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APRIL 2025

Zip Code(s): 20171

New Listings

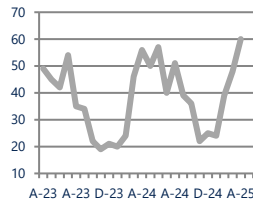
57



Down -8%
Vs. Year Ago

Current Contracts

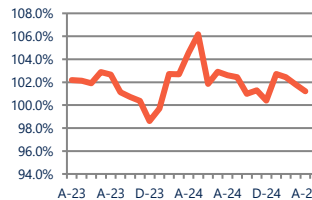
60



Up 7%
Vs. Year Ago

Sold Vs. List Price

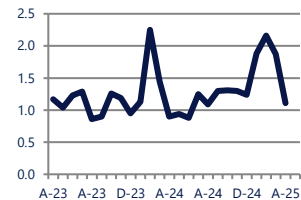
101.2%



Down -3.2%
Vs. Year Ago

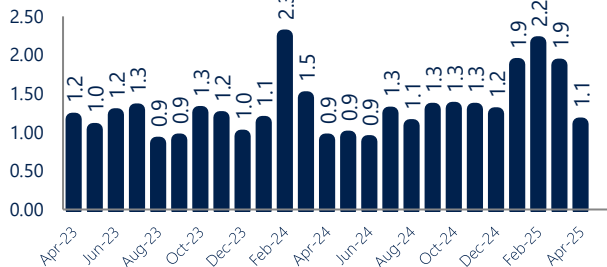
Months of Supply

1.1



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

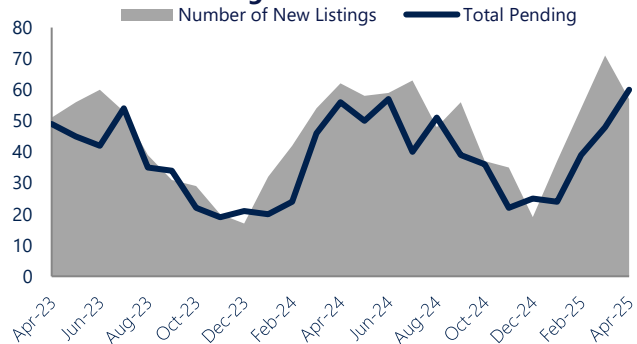
In April, there was 1.1 months of supply available in McNair Farms and Franklin Farms, compared to 0.9 in April 2024. That is an increase of 23% versus a year ago.

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.

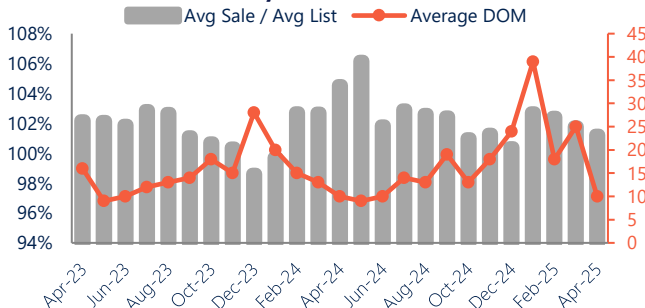
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in McNair Farms and Franklin Farms compared to 62 in April 2024, a decrease of 8%. There were 60 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 7% 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 McNair Farms and Franklin Farms was 101.2% of the average list price, which is 3.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, which is similar compared to a year ago.

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