

# THE LONG & FOSTER MARKET MINUTE™

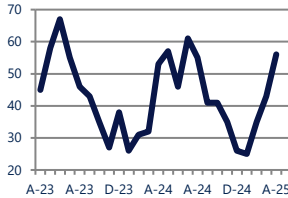
FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET**

APRIL 2025

Zip Code(s): 22308 and 22309

## Units Sold

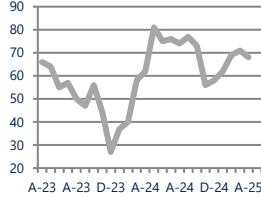
56



Up 6%  
Vs. Year Ago

## Active Inventory

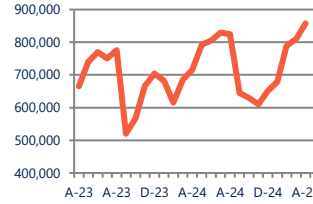
68



Up 10%  
Vs. Year Ago

## Median Sale Price

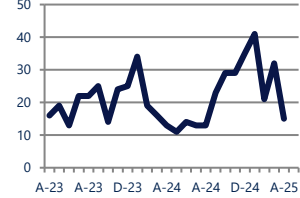
\$857,750



Up 20%  
Vs. Year Ago

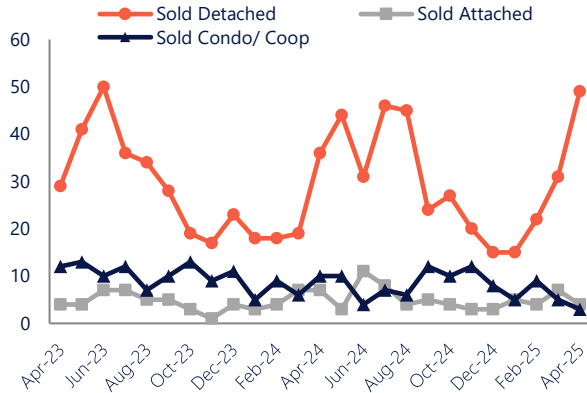
## Days On Market

15



Up 15%  
Vs. Year Ago

## Units Sold\*



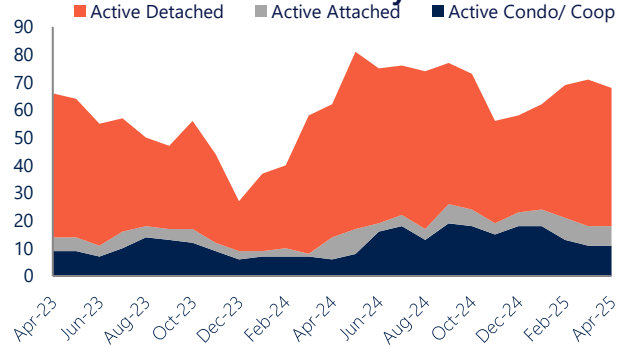
## Units Sold

There was an increase in total units sold in April, with 56 sold this month in Mount Vernon and Fort Hunt versus 43 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 10%. The total number of active inventory this April was 68 compared to 62 in April 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 71, a decrease of 4%.

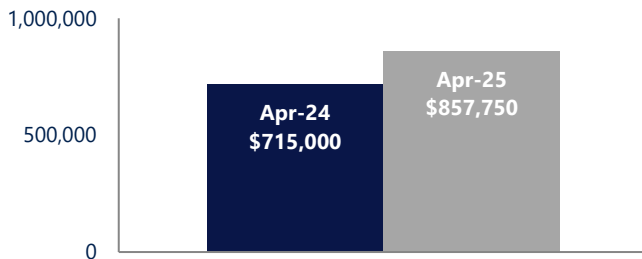
## Active Inventory\*



## Median Sale Price

Last April, the median sale price for Mount Vernon and Fort Hunt Homes was \$715,000. This April, the median sale price was \$857,750, an increase of 20% or \$142,750 compared to last year. The current median sold price is 6% higher than in March.

## Median Sale Price



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

\*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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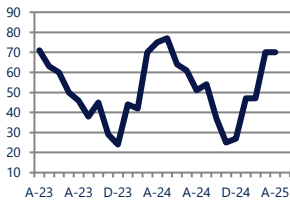
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APRIL 2025

Zip Code(s): 22308 and 22309

### New Listings

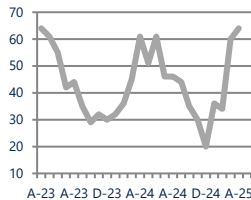
70



**Down -7%**  
Vs. Year Ago

### Current Contracts

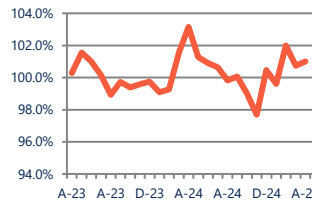
64



**Up 5%**  
Vs. Year Ago

### Sold Vs. List Price

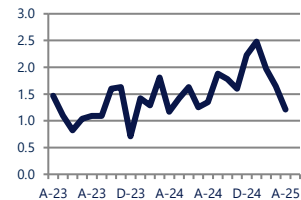
101.0%



**Down -2.1%**  
Vs. Year Ago

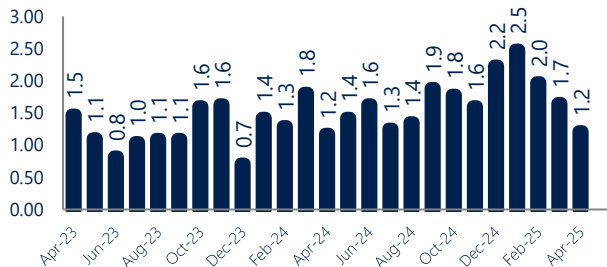
### Months of Supply

1.2



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

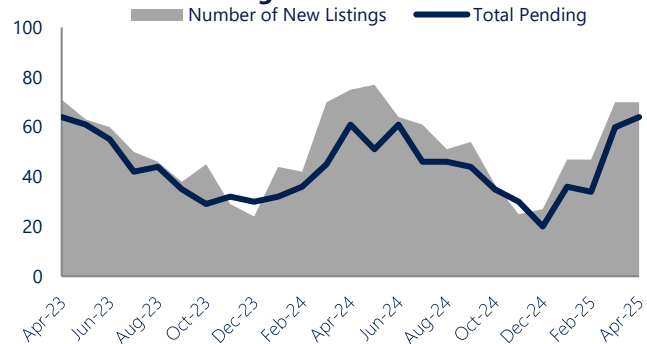
In April, there was 1.2 months of supply available in Mount Vernon and Fort Hunt. The amount of supply is similar compared to a year ago.

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.

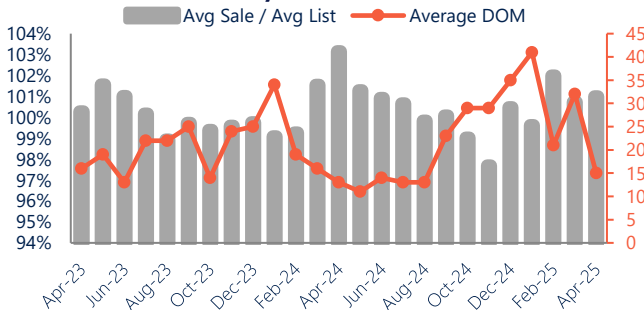
### New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 75 in April 2024, a decrease of 7%. There were 64 current contracts pending sale this April compared to 61 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 Mount Vernon and Fort Hunt was 101.0% of the average list price, which is 2.2% 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 13, an increase of 15%.

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