

# THE LONG & FOSTER MARKET MINUTE™

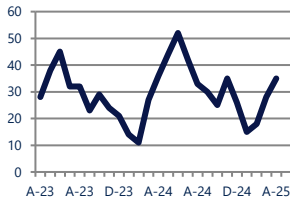
FOCUS ON: **NORTHERN CENTREVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20120

## Units Sold

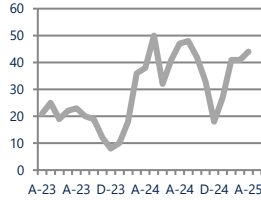
35



**Down -3%**  
Vs. Year Ago

## Active Inventory

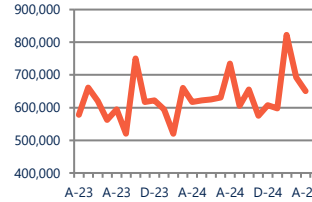
44



**Up 16%**  
Vs. Year Ago

## Median Sale Price

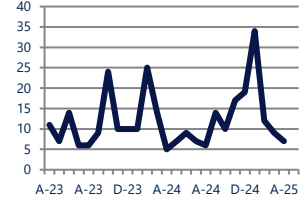
\$650,000



**Up 5%**  
Vs. Year Ago

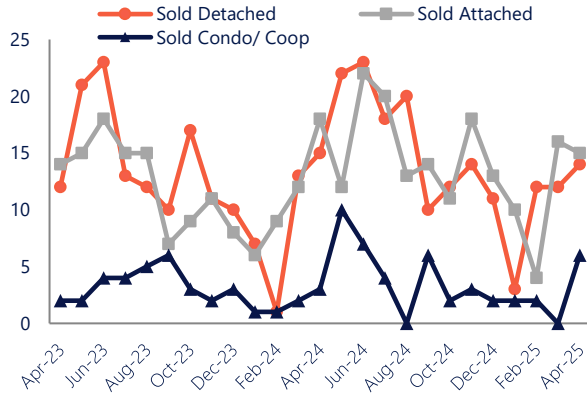
## Days On Market

7



**Up 40%**  
Vs. Year Ago

## Units Sold\*



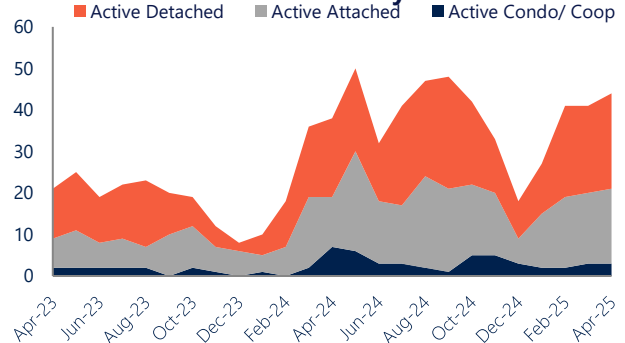
## Units Sold

There was an increase in total units sold in April, with 35 sold this month in Northern Centreville versus 28 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

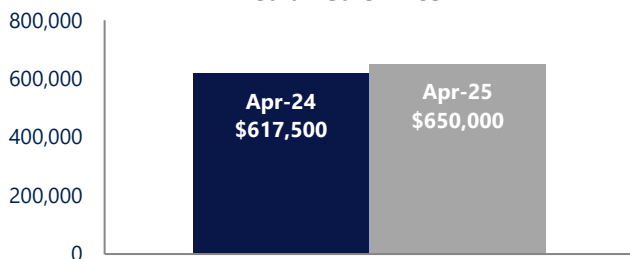
## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 16%. The total number of active inventory this April was 44 compared to 38 in April 2024. This month's total of 44 is higher than the previous month's total supply of available inventory of 41, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Northern Centreville Homes was \$617,500. This April, the median sale price was \$650,000, an increase of 5% or \$32,500 compared to last year. The current median sold price is 6% 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.

Northern Centreville are defined as properties listed in zip code/s 20120.

\*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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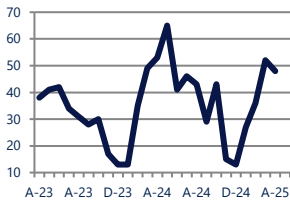
FOCUS ON: **NORTHERN CENTREVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20120

### New Listings

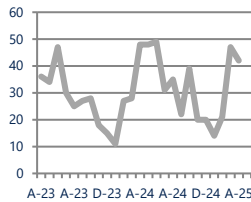
48



**Down -9%**  
Vs. Year Ago

### Current Contracts

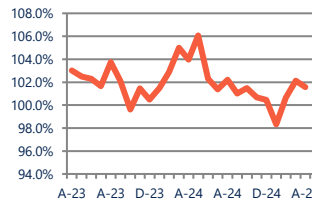
42



**Down -13%**  
Vs. Year Ago

### Sold Vs. List Price

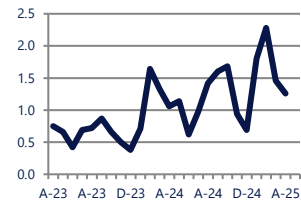
101.6%



**Down -2.3%**  
Vs. Year Ago

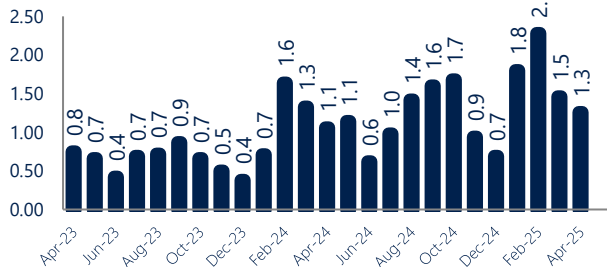
### Months of Supply

1.3



**Up 19%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

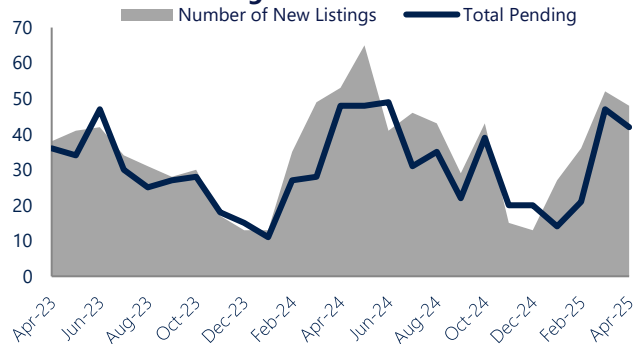
In April, there was 1.3 months of supply available in Northern Centreville, compared to 1.1 in April 2024. That is an increase of 19% versus a year ago.

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.

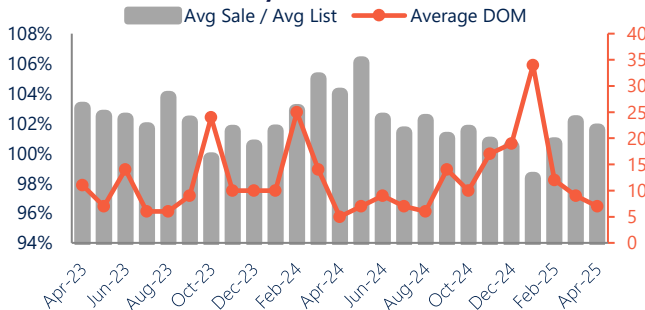
### New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Northern Centreville compared to 53 in April 2024, a decrease of 9%. There were 42 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 13% lower 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 Northern Centreville was 101.6% of the average list price, which is 2.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 7, higher than the average last year, which was 5, an increase of 40%.

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