

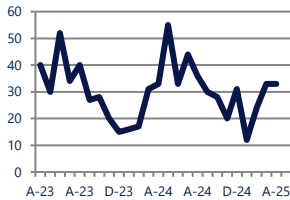
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POTOMAC FALLS HOUSING MARKET**

APRIL 2025

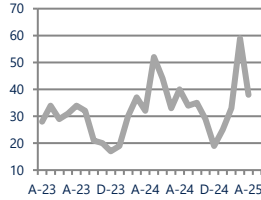
Zip Code(s): 20165

Units Sold
33



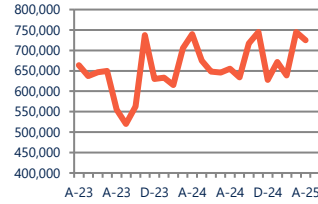
No Change
Vs. Year Ago

Active Inventory
38



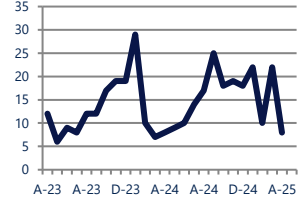
Up 19%
Vs. Year Ago

Median Sale Price
\$725,000



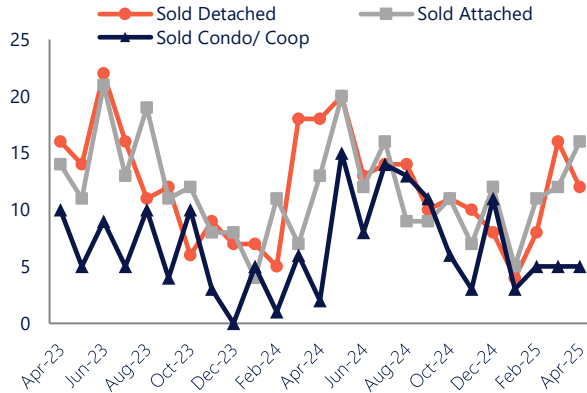
Down -2%
Vs. Year Ago

Days On Market
8



No Change
Vs. Year Ago

Units Sold*



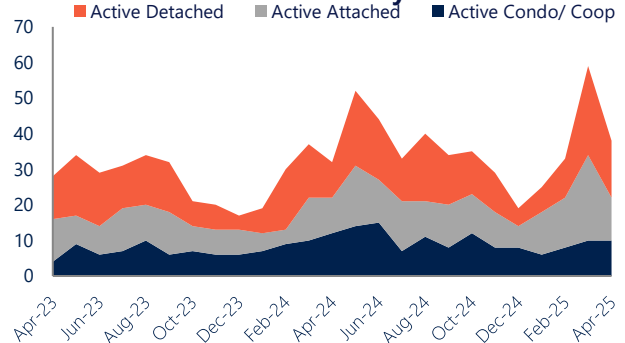
Units Sold

The number of units sold remained stable in April, with 33 sold this month in Potomac Falls. This month's total units sold is similar compared to a year ago.

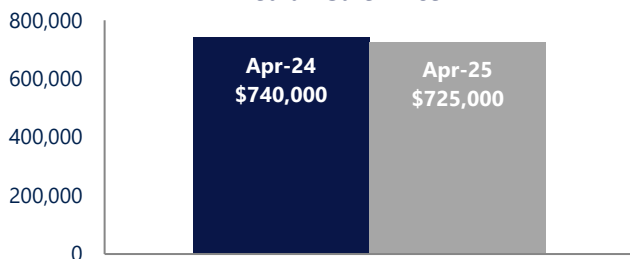
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 19%. The total number of active inventory this April was 38 compared to 32 in April 2024. This month's total of 38 is lower than the previous month's total supply of available inventory of 59, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Potomac Falls Homes was \$740,000. This April, the median sale price was \$725,000, a decrease of 2% or \$15,000 compared to last year. The current median sold price is 3% 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.

Potomac Falls are defined as properties listed in zip code/s 20165.

*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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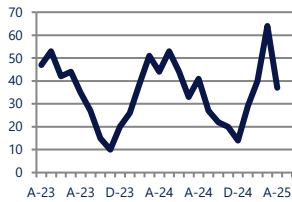
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APRIL 2025

Zip Code(s): 20165

New Listings

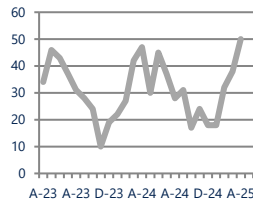
37



Down -16%
Vs. Year Ago

Current Contracts

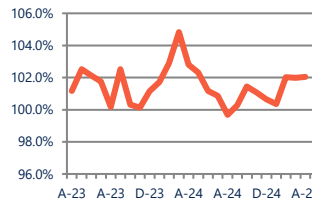
50



Up 6%
Vs. Year Ago

Sold Vs. List Price

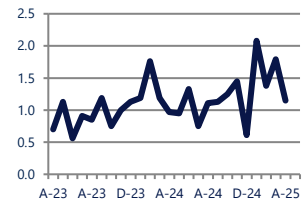
102.0%



Down -0.7%
Vs. Year Ago

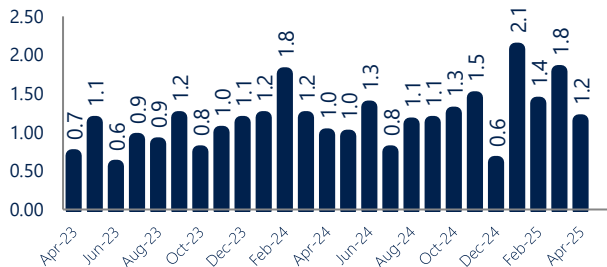
Months of Supply

1.2



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

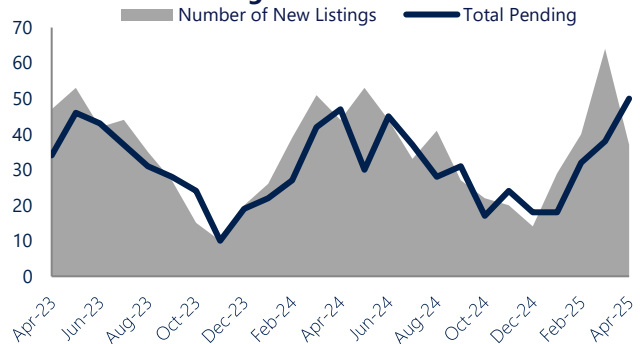
In April, there was 1.2 months of supply available in Potomac Falls, compared to 1.0 in April 2024. That is an increase of 19% versus a year ago.

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.

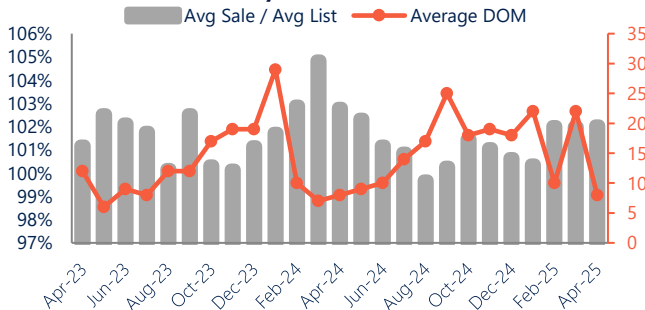
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Potomac Falls compared to 44 in April 2024, a decrease of 16%. There were 50 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 6% 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 Potomac Falls was 102.0% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 8, which is similar compared to a year ago.

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