

THE LONG & FOSTER MARKET MINUTE™

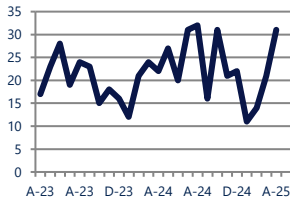
FOCUS ON: REMINGTON, MIDLAND, AND SOUTHERN FAUQUIER COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 20119, 20138, 20139, 22712, 22720, 22728, 22734 and 22742

Units Sold

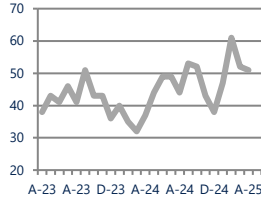
31



Up
Vs. Year Ago

Active Inventory

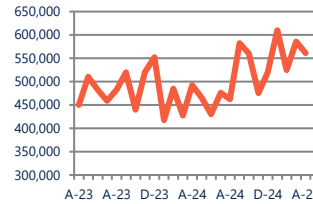
51



Up 38%
Vs. Year Ago

Median Sale Price

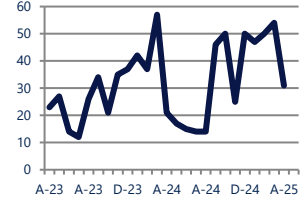
\$561,250



Up 14%
Vs. Year Ago

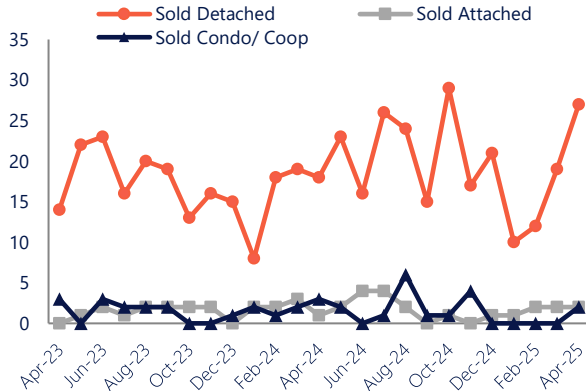
Days On Market

31



Up 48%
Vs. Year Ago

Units Sold*



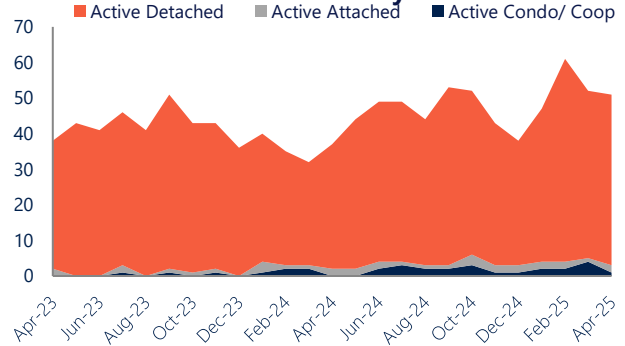
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 31 sold this month in Remington, Midland, and Southern Fauquier County. This month's total units sold was higher than at this time last year, an increase from April 2024.

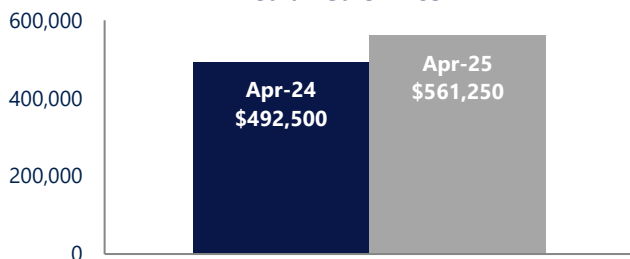
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 38%. The total number of active inventory this April was 51 compared to 37 in April 2024. This month's total of 51 is lower than the previous month's total supply of available inventory of 52, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Remington, Midland, and Southern Fauquier County Homes was \$492,500. This April, the median sale price was \$561,250, an increase of 14% or \$68,750 compared to last year. The current median sold price is 4% 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.

Remington, Midland, and Southern Fauquier County are defined as properties listed in zip code/s 20119, 20138, 20139, 22712, 22720, 22728, 22734 and 22742.

*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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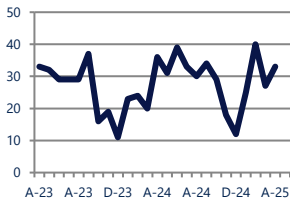
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New Listings

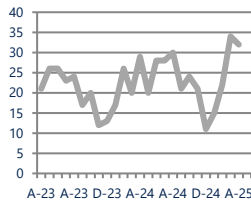
33



Down -8%
Vs. Year Ago

Current Contracts

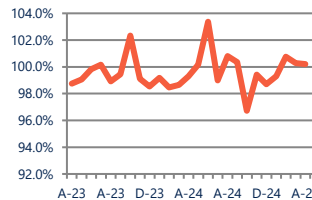
32



Up 10%
Vs. Year Ago

Sold Vs. List Price

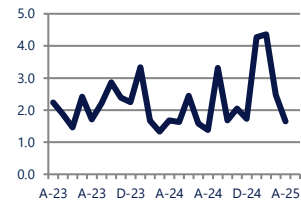
100.2%



Up 0.9%
Vs. Year Ago

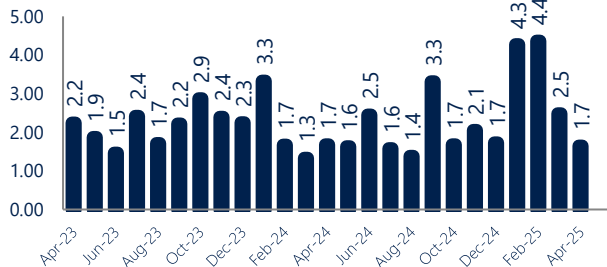
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

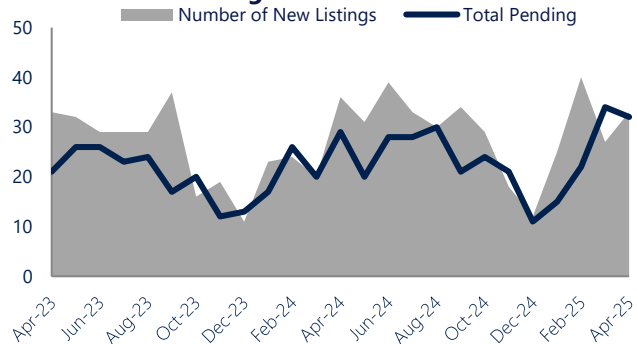
In April, there was 1.6 months of supply available in Remington, Midland, and Southern Fauquier County. The amount of supply is similar compared to a year ago.

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.

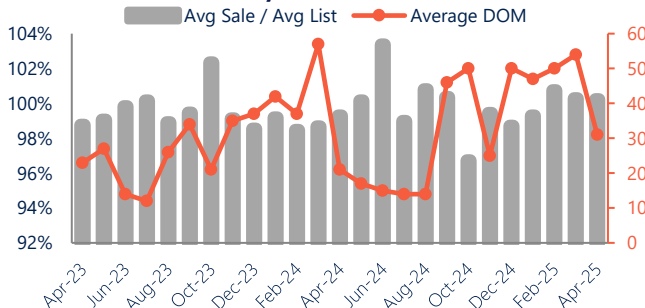
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Remington, Midland, and Southern Fauquier County compared to 36 in April 2024, a decrease of 8%. There were 32 current contracts pending sale this April compared to 29 a year ago. The number of current contracts is 10% 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 Remington, Midland, and Southern Fauquier County was 100.2% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 21, an increase of 48%.

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