

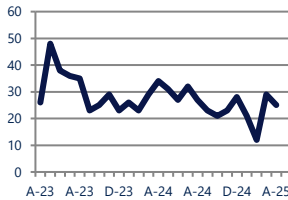
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROSEHILL FARMS AND FRANCONIA HOUSING MARKET**

APRIL 2025

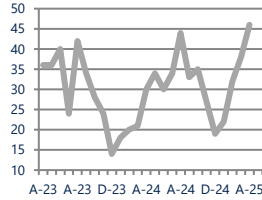
Zip Code(s): 22310

Units Sold
25



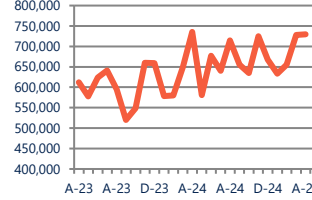
Down -26%
Vs. Year Ago

Active Inventory
46



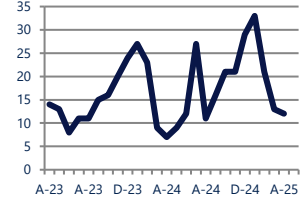
Up 53%
Vs. Year Ago

Median Sale Price
\$730,000



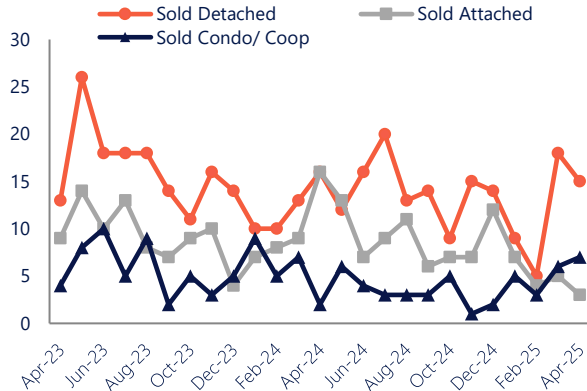
Down -1%
Vs. Year Ago

Days On Market
12



Up
Vs. Year Ago

Units Sold*



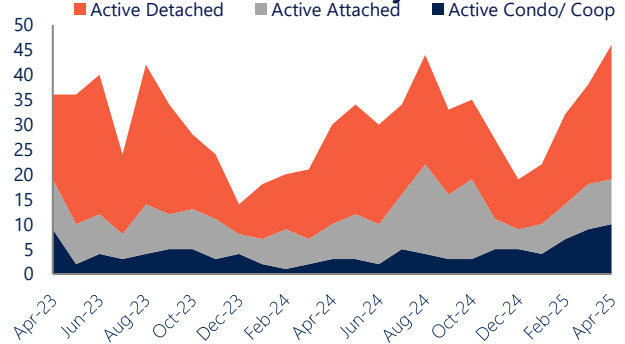
Units Sold

There was a decrease in total units sold in April, with 25 sold this month in Rosehill Farms and Franconia versus 29 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 26% versus April 2024.

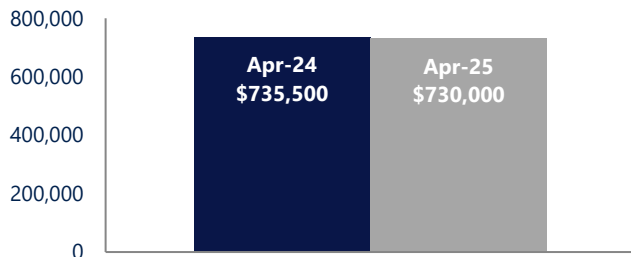
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 53%. The total number of active inventory this April was 46 compared to 30 in April 2024. This month's total of 46 is higher than the previous month's total supply of available inventory of 38, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Rosehill Farms and Franconia Homes was \$735,500. This April, the median sale price was \$730,000, a decrease of 1% or \$5,500 compared to last year. The current median sold price is approximately the same as the median price in March.

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

Rosehill Farms and Franconia are defined as properties listed in zip code/s 22310.

*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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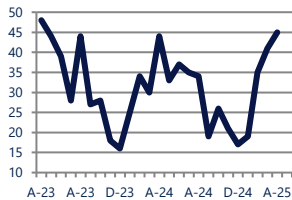
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APRIL 2025

Zip Code(s): 22310

New Listings

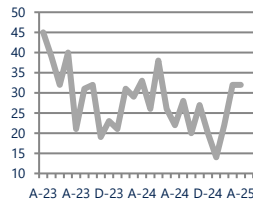
45



Up 2%
Vs. Year Ago

Current Contracts

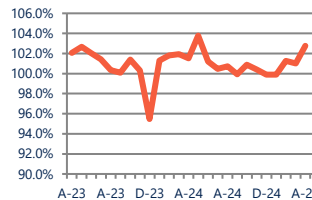
32



Down -3%
Vs. Year Ago

Sold Vs. List Price

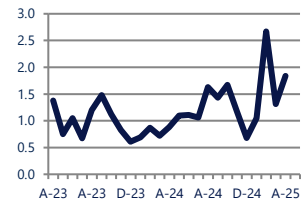
102.8%



Up 1.2%
Vs. Year Ago

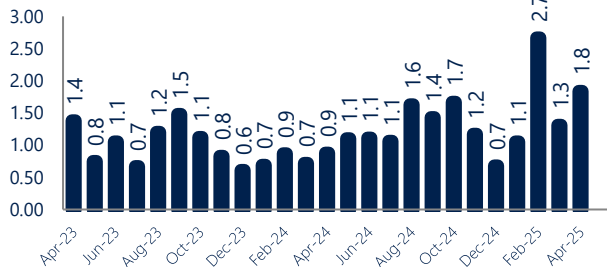
Months of Supply

1.8



Up 109%
Vs. Year Ago

Months Of Supply



Months of Supply

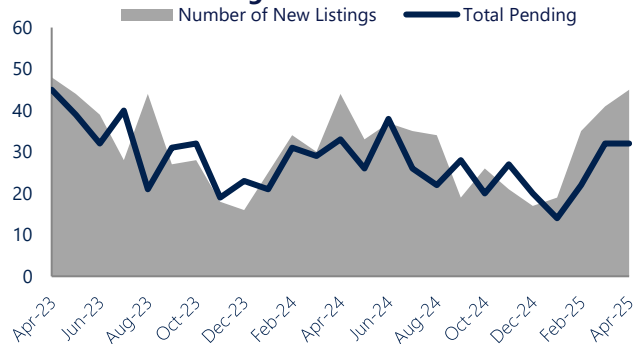
In April, there was 1.8 months of supply available in Rosehill Farms and Franconia, compared to 0.9 in April 2024. That is an increase of 109% versus a year ago.

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.

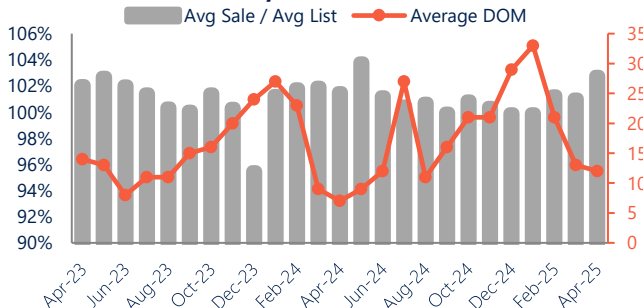
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Rosehill Farms and Franconia compared to 44 in April 2024, an increase of 2%. There were 32 current contracts pending sale this April compared to 33 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Rosehill Farms and Franconia was 102.8% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.

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