

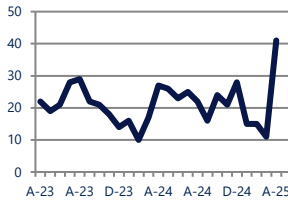
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHERN CENTREVILLE HOUSING MARKET**

APRIL 2025

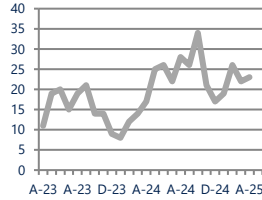
Zip Code(s): 20121

Units Sold
41



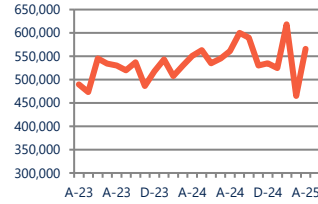
Up
Vs. Year Ago

Active Inventory
23



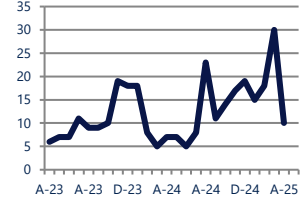
Up 35%
Vs. Year Ago

Median Sale Price
\$566,000

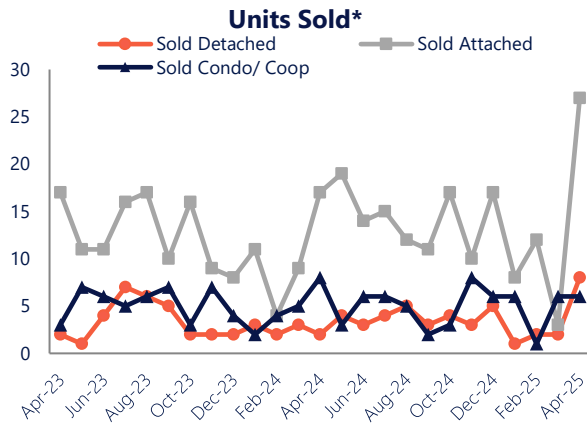


Up 3%
Vs. Year Ago

Days On Market
10

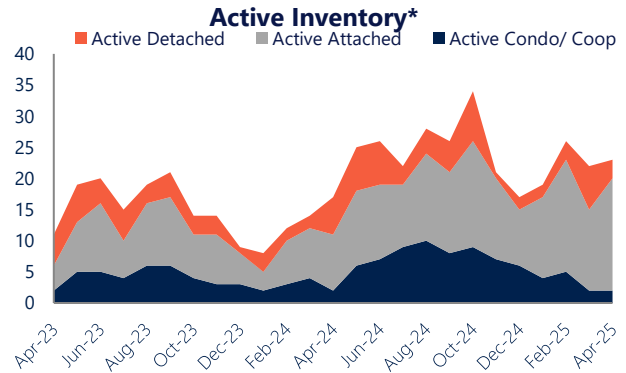


Up 43%
Vs. Year Ago



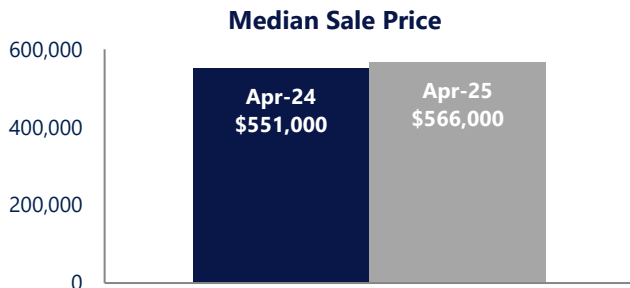
Units Sold

There was an increase in total units sold in April, with 41 sold this month in Southern Centreville. This month's total units sold was higher than at this time last year.



Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 35%. The total number of active inventory this April was 23 compared to 17 in April 2024. This month's total of 23 is higher than the previous month's total supply of available inventory of 22, an increase of 5%.



Median Sale Price

Last April, the median sale price for Southern Centreville Homes was \$551,000. This April, the median sale price was \$566,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 22% higher 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.

Southern Centreville are defined as properties listed in zip code/s 20121.

*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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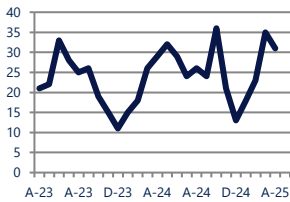
FOCUS ON: **SOUTHERN CENTREVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20121

New Listings

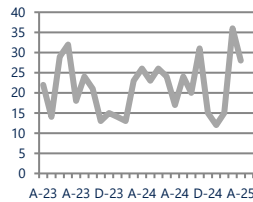
31



Up 7%
Vs. Year Ago

Current Contracts

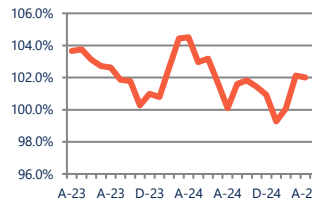
28



Up 8%
Vs. Year Ago

Sold Vs. List Price

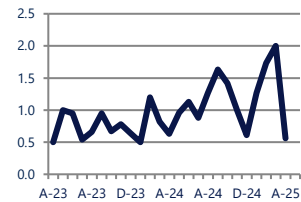
102.0%



Down -2.4%
Vs. Year Ago

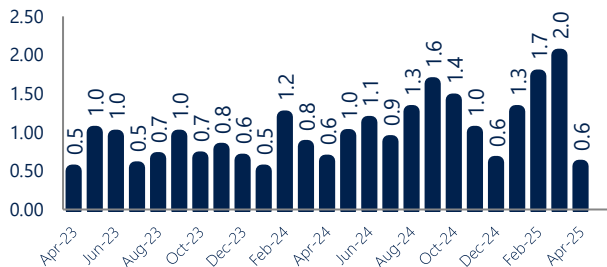
Months of Supply

0.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

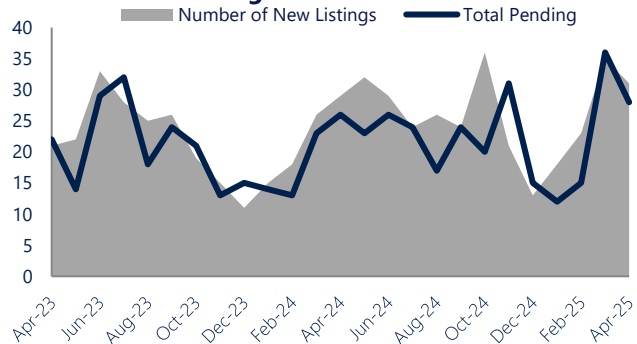
In April, there was 0.6 months of supply available in Southern Centreville. The amount of supply is similar compared to a year ago.

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.

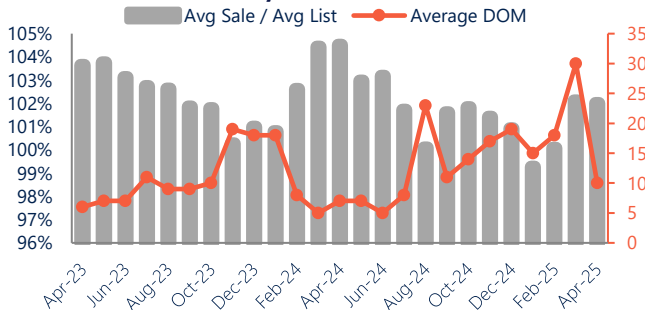
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Southern Centreville compared to 29 in April 2024, an increase of 7%. There were 28 current contracts pending sale this April compared to 26 a year ago. The number of current contracts is 8% 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 Southern Centreville was 102.0% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, higher than the average last year, which was 7, an increase of 43%.

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