

THE LONG & FOSTER MARKET MINUTE™

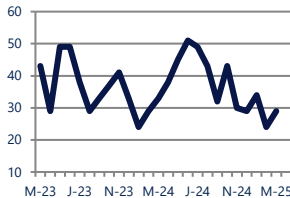
FOCUS ON: **WARRENTON AND NEW BALTIMORE HOUSING MARKET**

MARCH 2025

Zip Code(s): 20186, 20187 and 20188

Units Sold

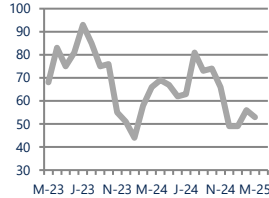
29



Down -12%
Vs. Year Ago

Active Inventory

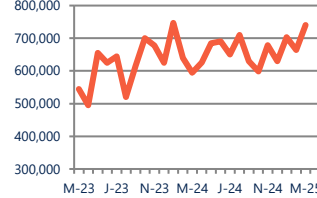
53



Down -20%
Vs. Year Ago

Median Sale Price

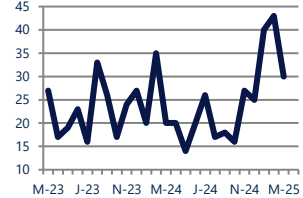
\$740,000



Up 24%
Vs. Year Ago

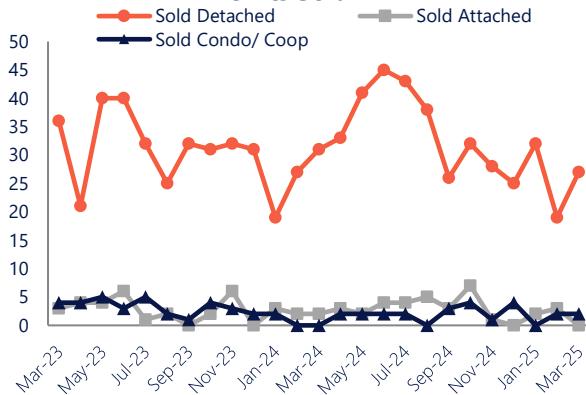
Days On Market

30



Up
Vs. Year Ago

Units Sold*



Units Sold

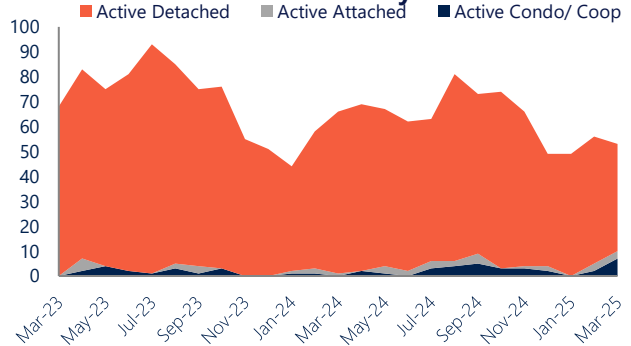
There was an increase in total units sold in March, with 29 sold this month in Warrenton and New Baltimore versus 24 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 12% versus March 2024.

Active Inventory

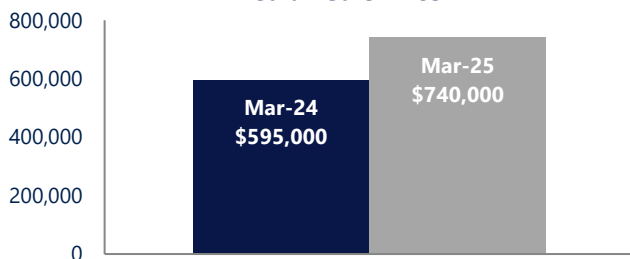
Versus last year, the total number of homes available this month is lower by 13 units or 20%. The total number of active inventory this March was 53 compared to 66 in March 2024.

This month's total of 53 is lower than the previous month's total supply of available inventory of 56, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Warrenton and New Baltimore Homes was \$595,000. This March, the median sale price was \$740,000, an increase of 24% or \$145,000 compared to last year. The current median sold price is 11% higher than in February.

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

Warrenton and New Baltimore are defined as properties listed in zip code/s 20186, 20187 and 20188.

*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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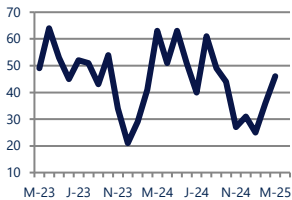
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MARCH 2025

Zip Code(s): 20186, 20187 and 20188

New Listings

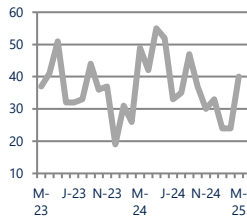
46



Down -27%
Vs. Year Ago

Current Contracts

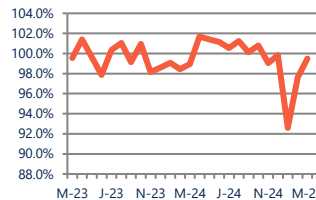
40



Down -18%
Vs. Year Ago

Sold Vs. List Price

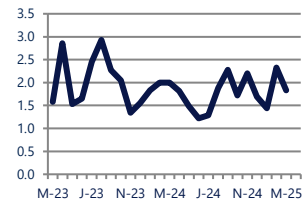
99.5%



Up 0.5%
Vs. Year Ago

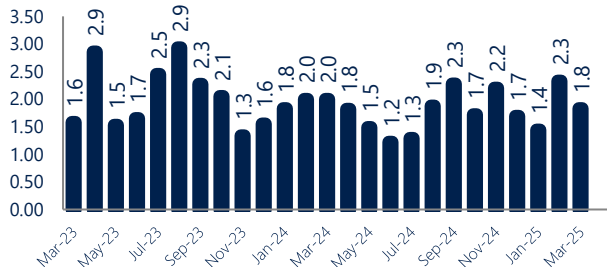
Months of Supply

1.8



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

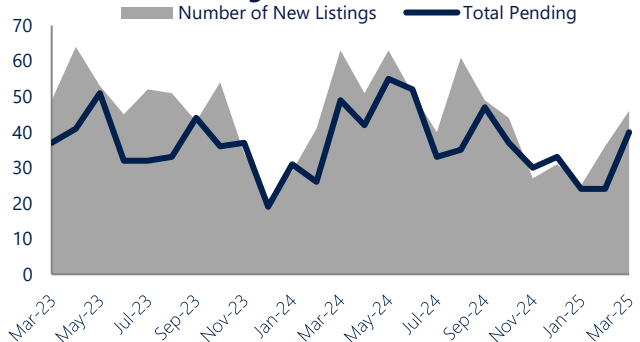
In March, there was 1.8 months of supply available in Warrenton and New Baltimore, compared to 2.0 in March 2024. That is a decrease of 9% versus a year ago.

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.

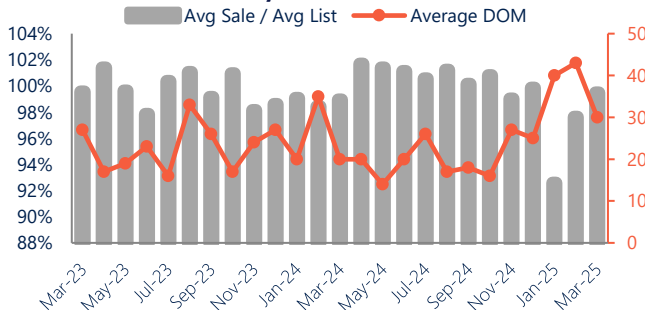
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Warrenton and New Baltimore compared to 63 in March 2024, a decrease of 27%. There were 40 current contracts pending sale this March compared to 49 a year ago. The number of current contracts is 18% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Warrenton and New Baltimore was 99.5% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 20. This increase was impacted by the limited number of sales.

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