

THE LONG & FOSTER MARKET MINUTE™

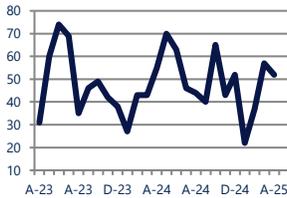
FOCUS ON: **WINDSOR FARMS, THE FAN, AND MUSEUM DISTRICT HOUSING MARKET**

APRIL 2025

Zip Code(s): 23221, 23220, 23241 and 23219

Units Sold

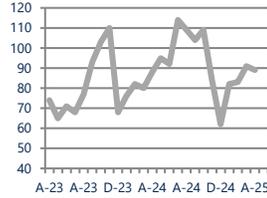
52



Down -5%
Vs. Year Ago

Active Inventory

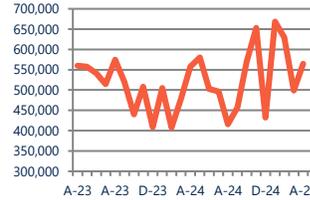
89



Up 1%
Vs. Year Ago

Median Sale Price

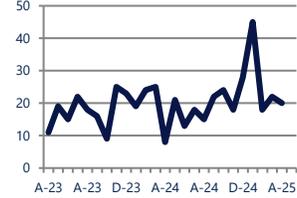
\$565,000



Up 1%
Vs. Year Ago

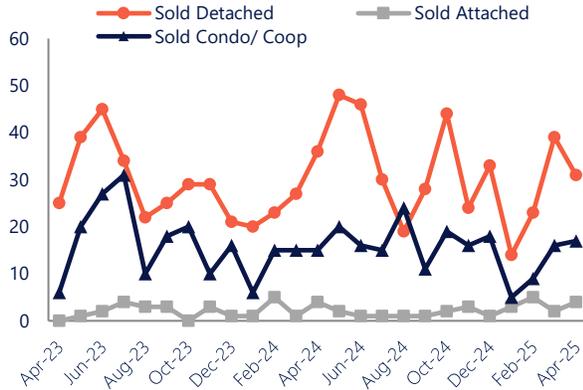
Days On Market

20



Up 150%
Vs. Year Ago

Units Sold*



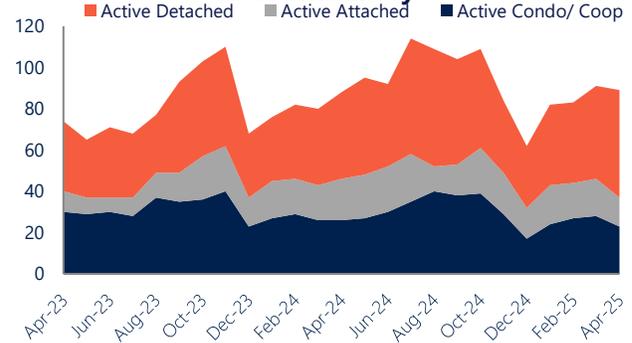
Units Sold

There was a decrease in total units sold in April, with 52 sold this month in Windsor Farms, The Fan, and Museum District versus 57 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this April was 89 compared to 88 in April 2024. This month's total of 89 is lower than the previous month's total supply of available inventory of 91, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Windsor Farms, The Fan, and Museum District Homes was \$557,500. This April, the median sale price was \$565,000, an increase of 1% or \$7,500 compared to last year. The current median sold price is 13% 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.

Windsor Farms, The Fan, and Museum District are defined as properties listed in zip code/s 23221, 23220, 23241 and 23219.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

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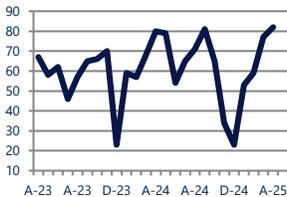
FOCUS ON: **WINDSOR FARMS, THE FAN, AND MUSEUM DISTRICT HOUSING MARKET**

APRIL 2025

Zip Code(s): 23221, 23220, 23241 and 23219

New Listings

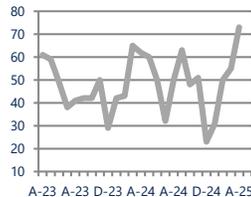
82



Up 2%
Vs. Year Ago

Current Contracts

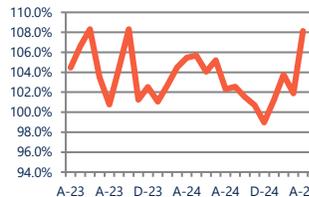
73



Up 18%
Vs. Year Ago

Sold Vs. List Price

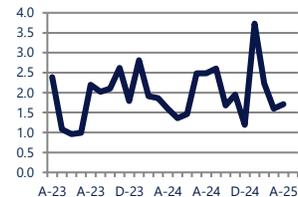
108.1%



Up 2.6%
Vs. Year Ago

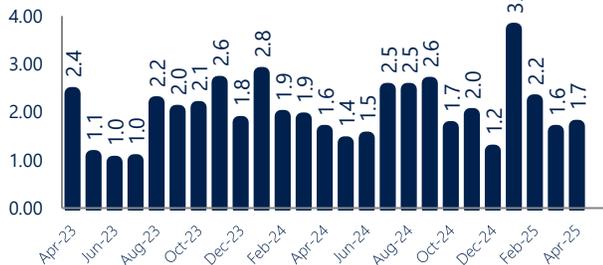
Months of Supply

1.7



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

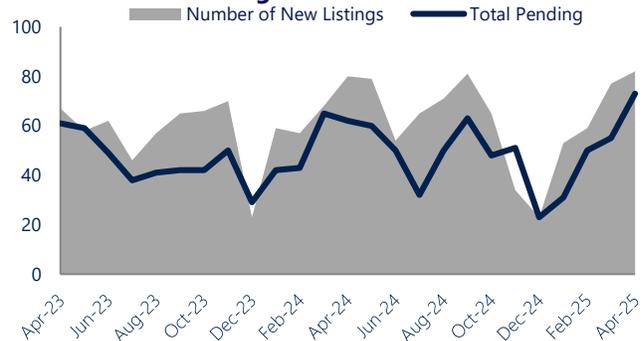
In April, there was 1.7 months of supply available in Windsor Farms, The Fan, and Museum District, compared to 1.6 in April 2024. That is an increase of 7% versus a year ago.

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 82 homes newly listed for sale in Windsor Farms, The Fan, and Museum District compared to 80 in April 2024, an increase of 3%. There were 73 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 18% 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 Windsor Farms, The Fan, and Museum District was 108.1% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 8, an increase of 150%.

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