

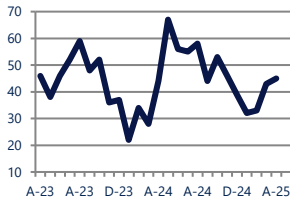
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES TOWN HOUSING MARKET**

APRIL 2025

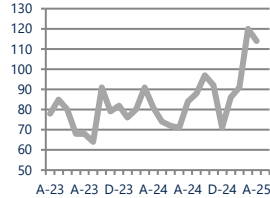
Zip Code(s): 25414

**Units Sold**  
45



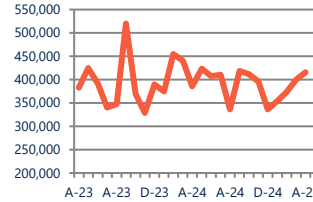
**Up 2%**  
Vs. Year Ago

**Active Inventory**  
114



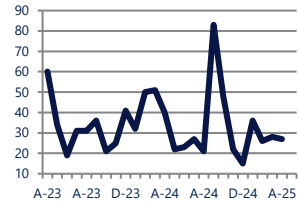
**Up 41%**  
Vs. Year Ago

**Median Sale Price**  
\$416,004



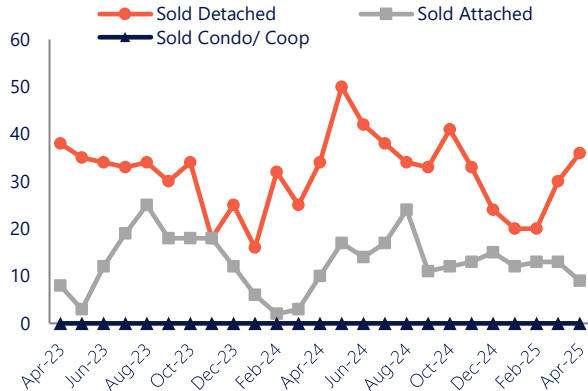
**Up 8%**  
Vs. Year Ago

**Days On Market**  
27



**Down -32%**  
Vs. Year Ago

## Units Sold\*



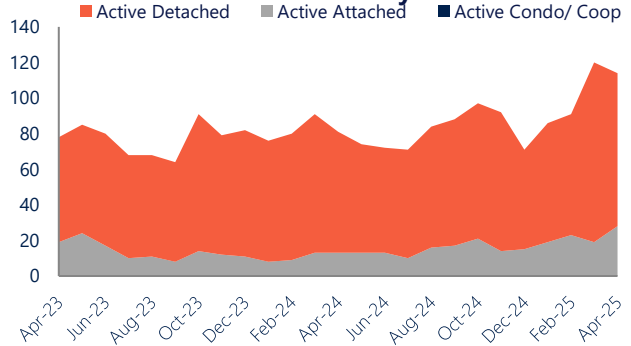
## Units Sold

There was an increase in total units sold in April, with 45 sold this month in Charles Town versus 43 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

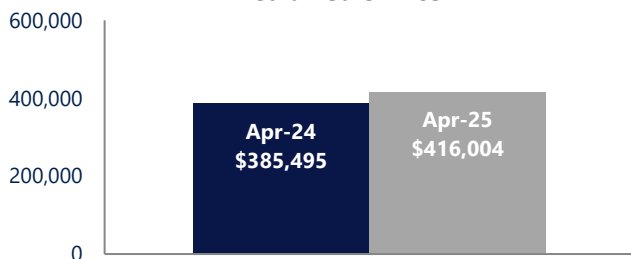
## Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 41%. The total number of active inventory this April was 114 compared to 81 in April 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 120, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Charles Town Homes was \$385,495. This April, the median sale price was \$416,004, an increase of 8% or \$30,509 compared to last year. The current median sold price is 4% 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.

Charles Town are defined as properties listed in zip code/s 25414.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

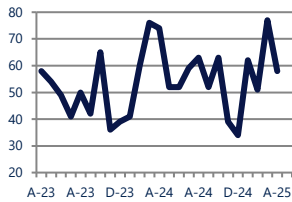
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APRIL 2025

Zip Code(s): 25414

## New Listings

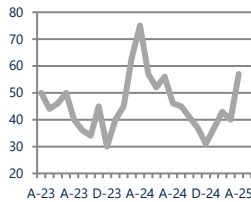
58



**Down -22%**  
Vs. Year Ago

## Current Contracts

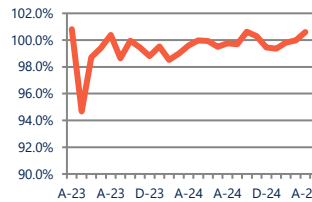
57



**Down -24%**  
Vs. Year Ago

## Sold Vs. List Price

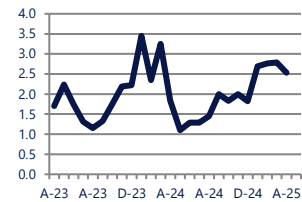
100.6%



**Up 1%**  
Vs. Year Ago

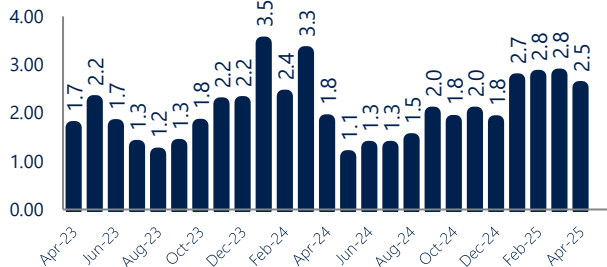
## Months of Supply

2.5



**Up 37%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

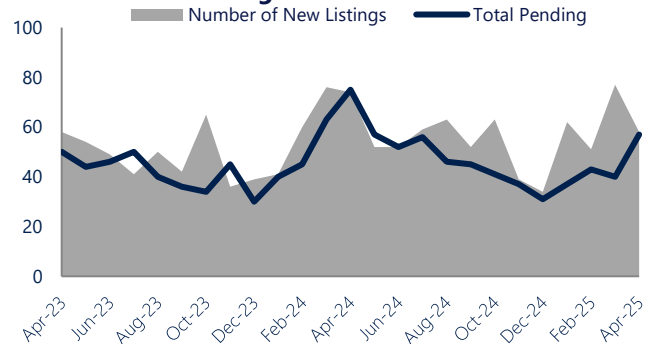
In April, there was 2.5 months of supply available in Charles Town, compared to 1.8 in April 2024. That is an increase of 38% versus a year ago.

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.

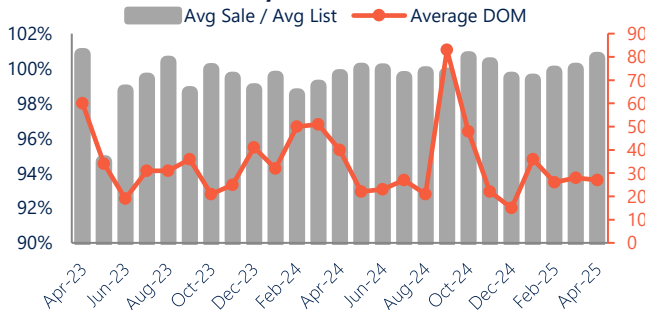
## New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Charles Town compared to 74 in April 2024, a decrease of 22%. There were 57 current contracts pending sale this April compared to 75 a year ago. The number of current contracts is 24% lower 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 Charles Town was 100.6% of the average list price, which is 1.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 40, a decrease of 33%.

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