

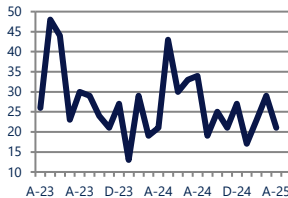
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FOGGY BOTTOM AND WEST END HOUSING MARKET**

APRIL 2025

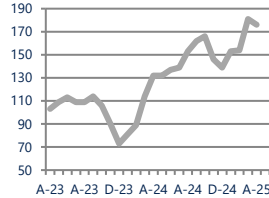
Zip Code(s): 20036 and 20037

Units Sold
21



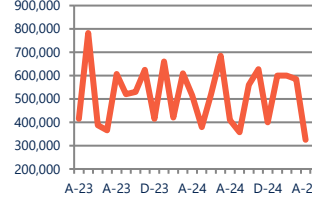
No Change
Vs. Year Ago

Active Inventory
176



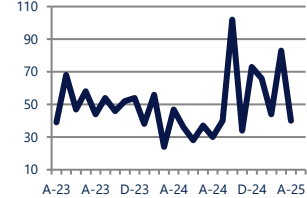
Up 33%
Vs. Year Ago

Median Sale Price
\$325,000



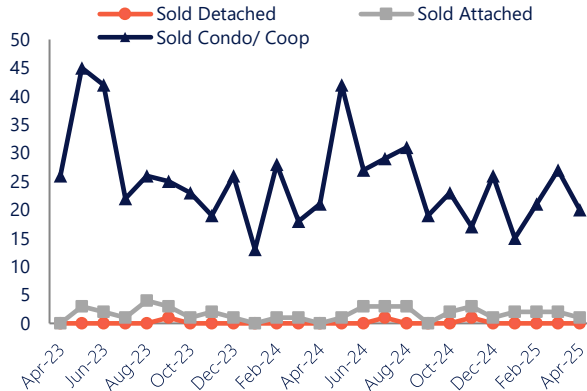
Down
Vs. Year Ago

Days On Market
40



Down -15%
Vs. Year Ago

Units Sold*



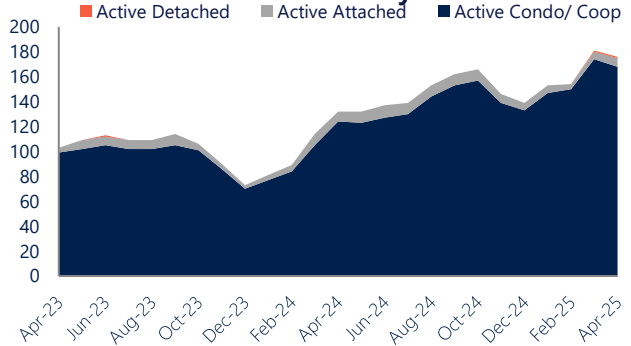
Units Sold

There was a decrease in total units sold in April, with 21 sold this month in Foggy Bottom and West End, a decrease of 28%. This month's total units sold is similar compared to a year ago.

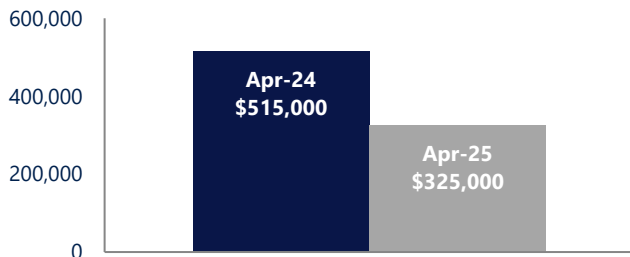
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 33%. The total number of active inventory this April was 176 compared to 132 in April 2024. This month's total of 176 is lower than the previous month's total supply of available inventory of 181, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Foggy Bottom and West End Homes was \$515,000. This April, the median sale price was \$325,000, a decrease of \$190,000 compared to last year. The current median sold price is lower 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.

Foggy Bottom and West End are defined as properties in zip codes 20036/20037.

*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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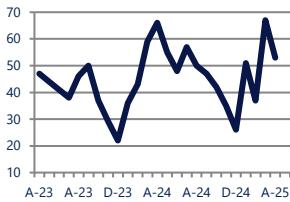
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APRIL 2025

Zip Code(s): 20036 and 20037

New Listings

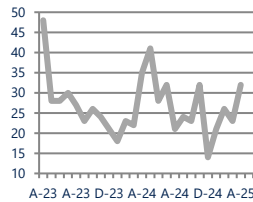
53



Down -20%
Vs. Year Ago

Current Contracts

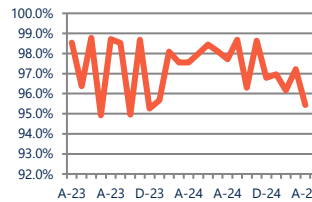
32



Down -9%
Vs. Year Ago

Sold Vs. List Price

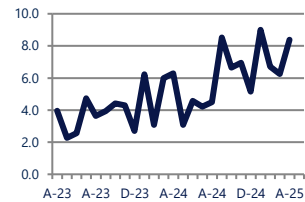
95.4%



Down -2.2%
Vs. Year Ago

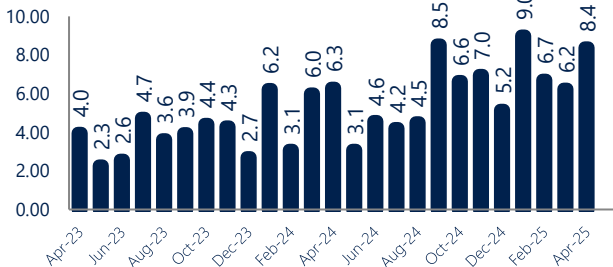
Months of Supply

8.4



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

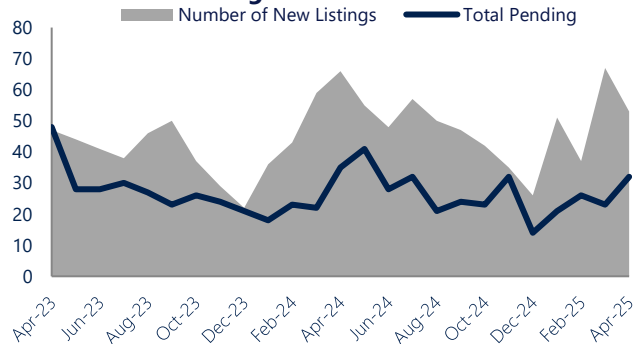
In April, there was 8.4 months of supply available in Foggy Bottom and West End, compared to 6.3 in April 2024. That is an increase of 33% versus a year ago.

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.

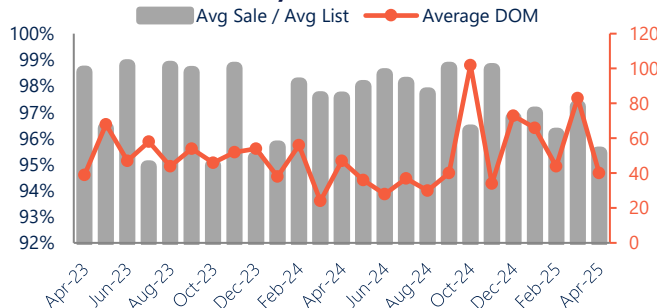
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Foggy Bottom and West End compared to 66 in April 2024, a decrease of 20%. There were 32 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 9% 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 Foggy Bottom and West End was 95.4% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 47, a decrease of 15%.

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