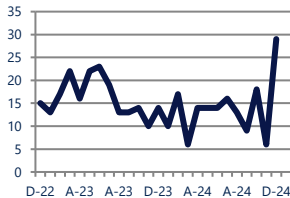


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHWEST AND WATERFRONT HOUSING MARKET** DECEMBER 2024

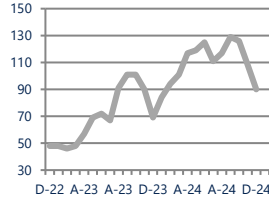
Zip Code(s): 20024

Units Sold
29



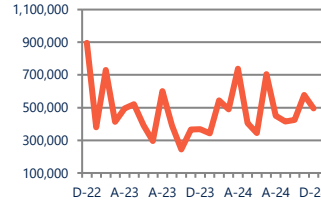
Up
Vs. Year Ago

Active Inventory
90



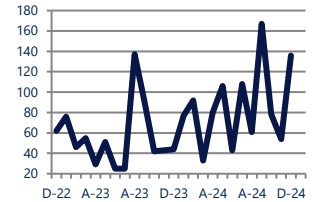
Up 30%
Vs. Year Ago

Median Sale Price
\$495,000



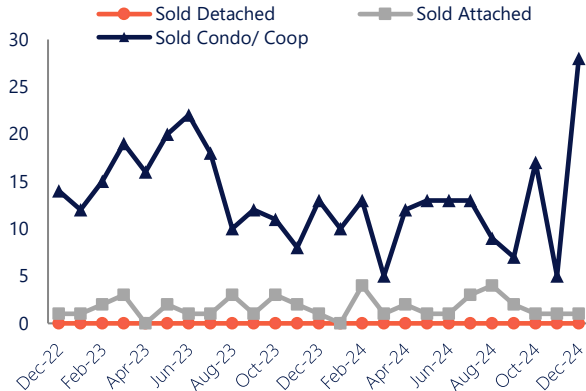
Up
Vs. Year Ago

Days On Market
136



Up
Vs. Year Ago

Units Sold*



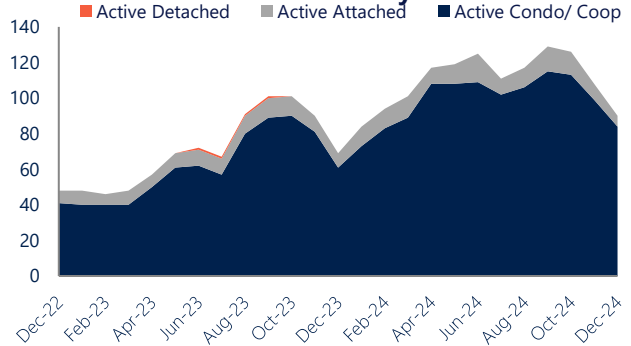
Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 29 sold this month in Southwest and Waterfront. This month's total units sold was higher than at this time last year, an increase from December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 30%. The total number of active inventory this December was 90 compared to 69 in December 2023. This month's total of 90 is lower than the previous month's total supply of available inventory of 108, a decrease of 17%.

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 December, the median sale price for Southwest and Waterfront Homes was \$368,500. This December, the median sale price was \$495,000, an increase of \$126,500 compared to last year. The current median sold price is lower than in November. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Southwest and Waterfront are defined as properties in zip code 20024.

*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.

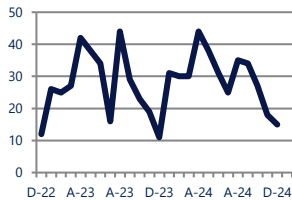
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHWEST AND WATERFRONT HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20024

New Listings

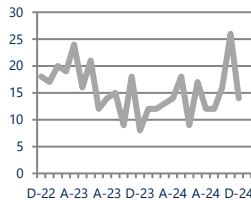
15



Up 36%
Vs. Year Ago

Current Contracts

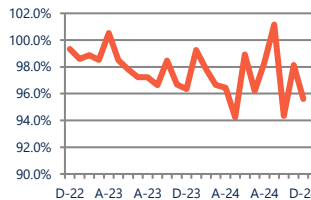
14



Up 75%
Vs. Year Ago

Sold Vs. List Price

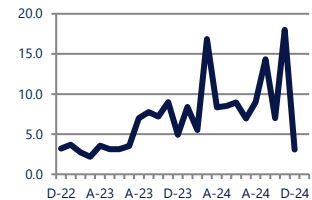
95.6%



Down -0.8%
Vs. Year Ago

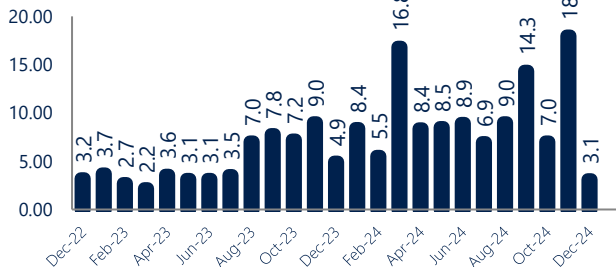
Months of Supply

3.1



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

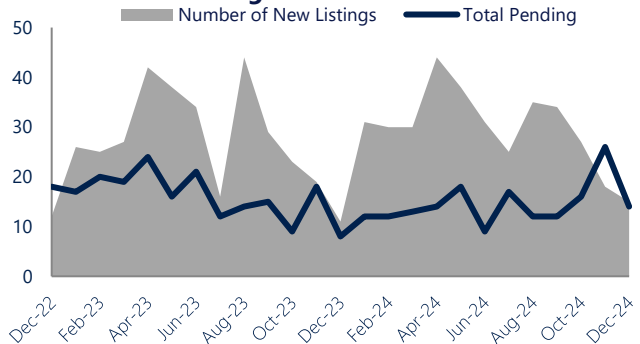
In December, there was 3.1 months of supply available in Southwest and Waterfront, compared to 4.9 in December 2023. That is a decrease of 37% versus a year ago.

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.

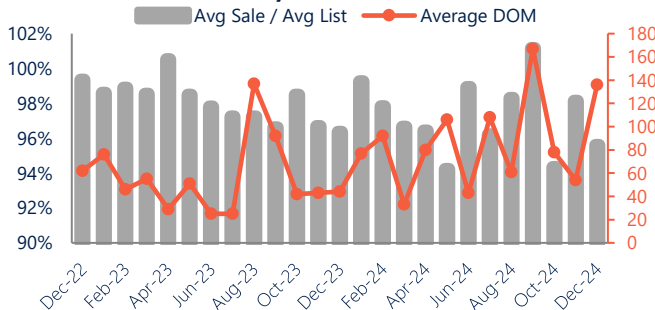
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in Southwest and Waterfront compared to 11 in December 2023, an increase of 36%. There were 14 current contracts pending sale this December compared to 8 a year ago. The number of current contracts is 75% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Southwest and Waterfront was 95.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 136, higher than the average last year, which was 44. This increase was impacted by the limited number of sales.

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