

THE LONG & FOSTER MARKET MINUTE™

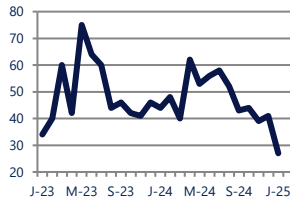
FOCUS ON: **DUMFRIES HOUSING MARKET**

JANUARY 2025

Zip Code(s): 22025 and 22026

Units Sold

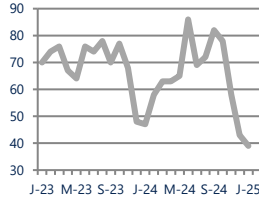
27



Down
Vs. Year Ago

Active Inventory

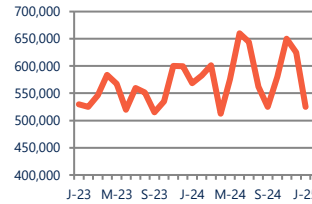
39



Down -17%
Vs. Year Ago

Median Sale Price

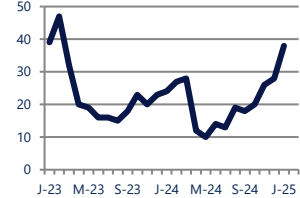
\$524,900



Down -8%
Vs. Year Ago

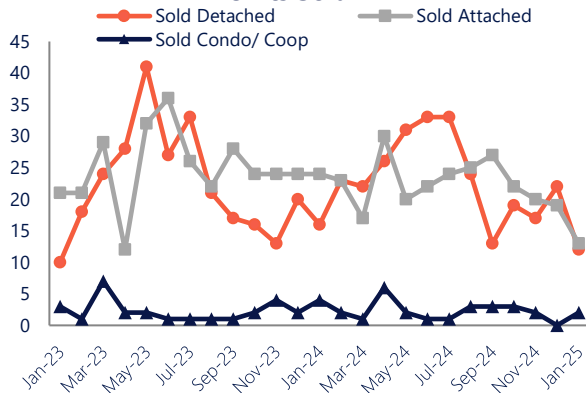
Days On Market

38



Up
Vs. Year Ago

Units Sold*



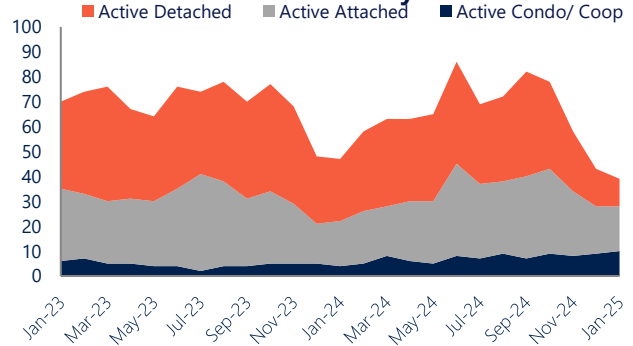
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 27 sold this month in Dumfries. This month's total units sold was lower than at this time last year, a decrease from January 2024.

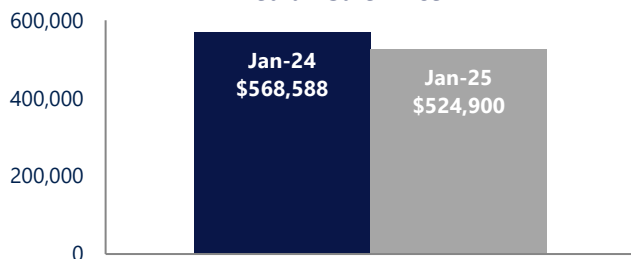
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 17%. The total number of active inventory this January was 39 compared to 47 in January 2024. This month's total of 39 is lower than the previous month's total supply of available inventory of 43, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Dumfries Homes was \$568,588. This January, the median sale price was \$524,900, a decrease of 8% or \$43,688 compared to last year. The current median sold price is 16% lower than in December.

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

Dumfries are defined as properties listed in zip code/s 22025 and 22026.

*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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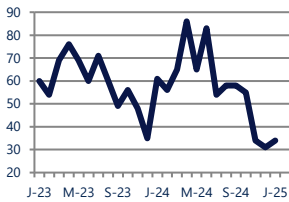
FOCUS ON: **DUMFRIES HOUSING MARKET**

JANUARY 2025

Zip Code(s): 22025 and 22026

New Listings

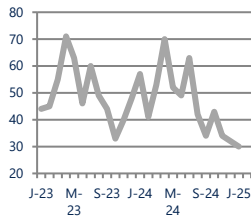
34



Down -44%
Vs. Year Ago

Current Contracts

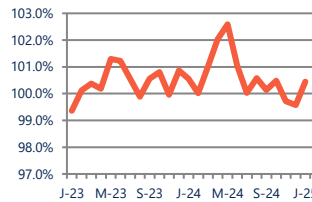
30



Down -47%
Vs. Year Ago

Sold Vs. List Price

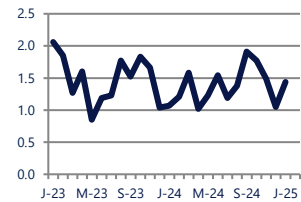
100.5%



No Change
Vs. Year Ago

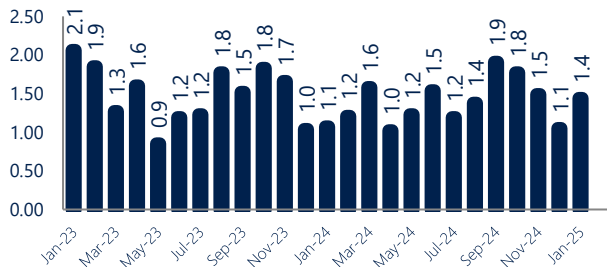
Months of Supply

1.4



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

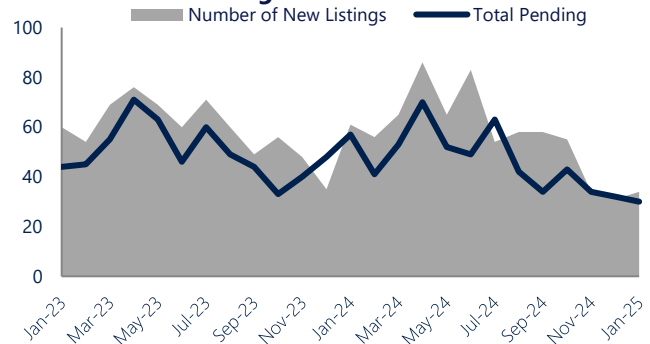
In January, there was 1.4 months of supply available in Dumfries, compared to 1.1 in January 2024. That is an increase of 35% versus a year ago.

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.

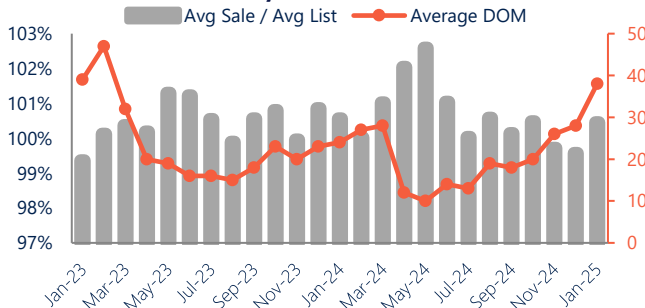
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Dumfries compared to 61 in January 2024, a decrease of 44%. There were 30 current contracts pending sale this January compared to 57 a year ago. The number of current contracts is 47% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Dumfries was 100.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 24. This increase was impacted by the limited number of sales.

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