

THE LONG & FOSTER MARKET MINUTE™

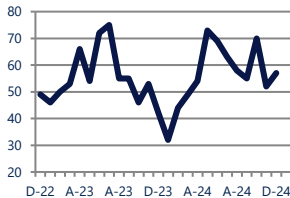
FOCUS ON: FEATHERSTONE, RIVER BEND ESTATES, AND SOUTHERN WOODBRIDGE HOUSING MARKET

DECEMBER 2024

Zip Code(s): 22191

Units Sold

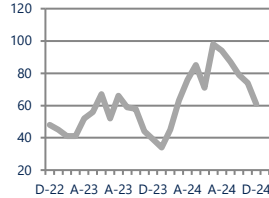
57



Up
Vs. Year Ago

Active Inventory

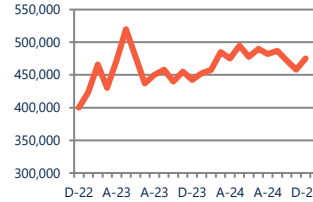
61



Up 56%
Vs. Year Ago

Median Sale Price

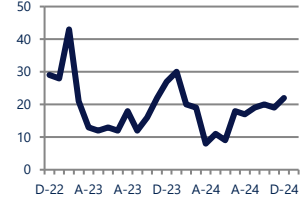
\$475,000



Up 7%
Vs. Year Ago

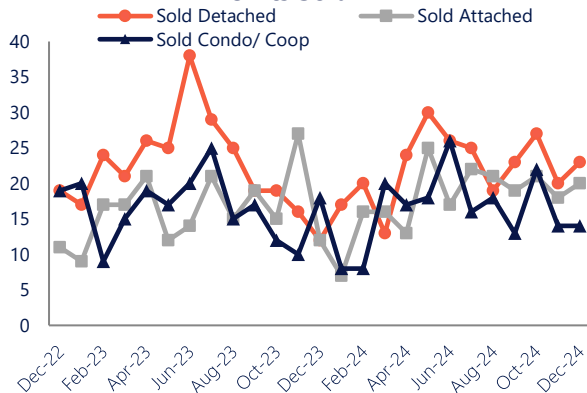
Days On Market

22



Down -19%
Vs. Year Ago

Units Sold*



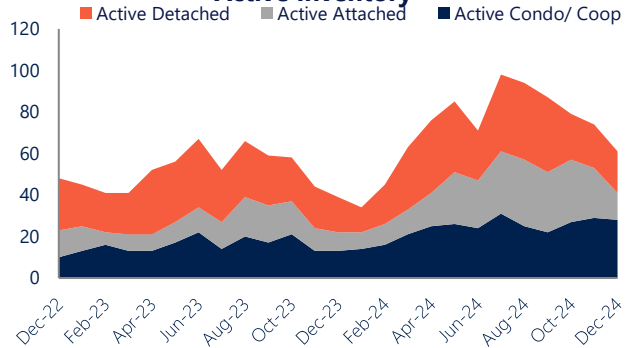
Units Sold

There was an increase in total units sold in December, with 57 sold this month in Featherstone, River Bend Estates, and Southern Woodbridge. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 56%. The total number of active inventory this December was 61 compared to 39 in December 2023. This month's total of 61 is lower than the previous month's total supply of available inventory of 74, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Featherstone, River Bend Estates, and Southern Woodbridge Homes was \$442,500. This December, the median sale price was \$475,000, an increase of 7% or \$32,500 compared to last year. The current median sold price is 4% higher 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.

Featherstone, River Bend Estates, and Southern Woodbridge are defined as properties listed in zip code/s 22191.

*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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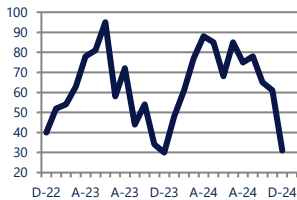
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New Listings

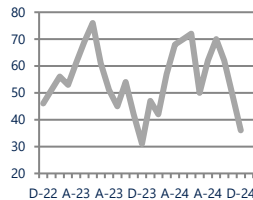
31



Up 3%
Vs. Year Ago

Current Contracts

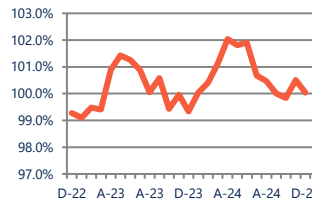
36



Up 16%
Vs. Year Ago

Sold Vs. List Price

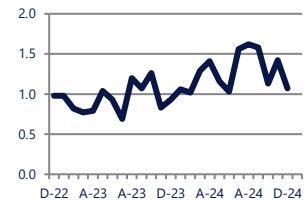
100.0%



Up 0.7%
Vs. Year Ago

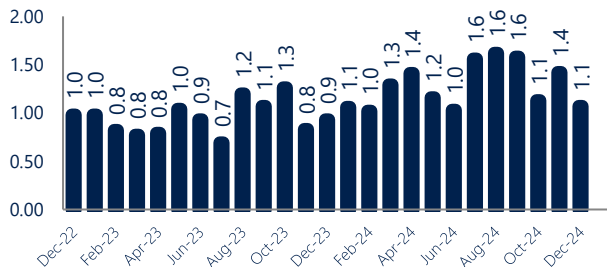
Months of Supply

1.1



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

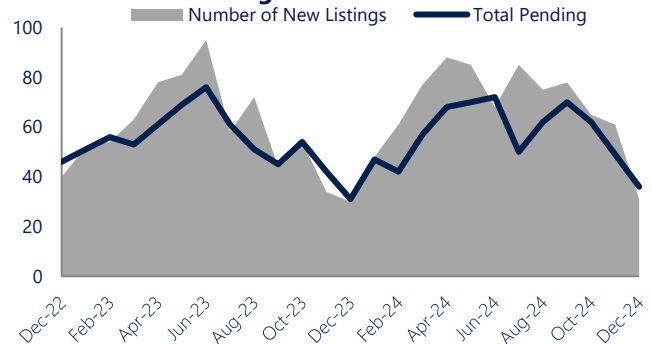
In December, there was 1.1 months of supply available in Featherstone, River Bend Estates, and Southern Woodbridge, compared to 0.9 in December 2023. That is an increase of 15% versus a year ago.

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.

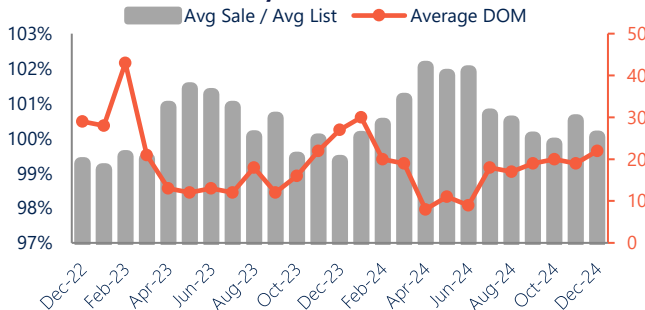
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Featherstone, River Bend Estates, and Southern Woodbridge compared to 30 in December 2023, an increase of 3%. There were 36 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 16% 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 Featherstone, River Bend Estates, and Southern Woodbridge was 100.0% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 27, a decrease of 19%.

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