

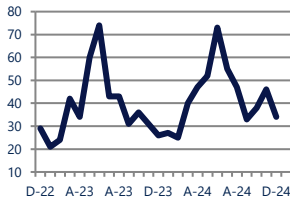
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20169, 20168 and 20143

Units Sold

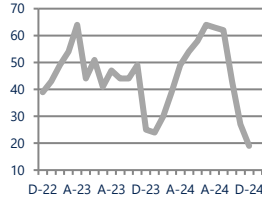
34



Up 31%
Vs. Year Ago

Active Inventory

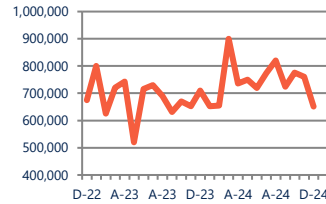
19



Down -24%
Vs. Year Ago

Median Sale Price

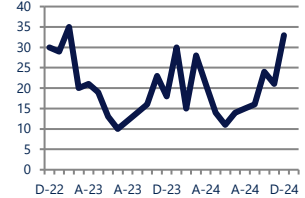
\$651,000



Down -8%
Vs. Year Ago

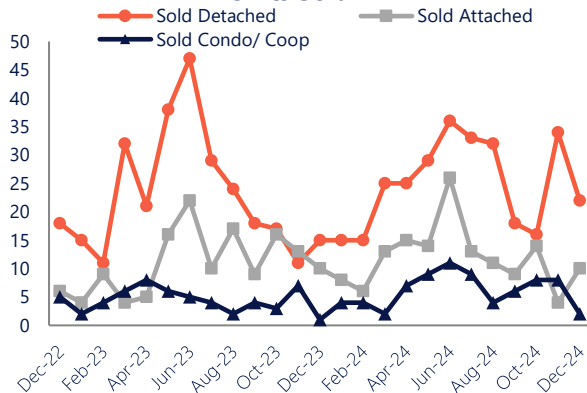
Days On Market

33



Up
Vs. Year Ago

Units Sold*



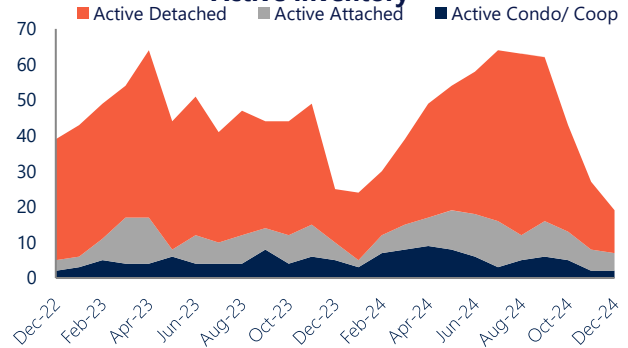
Units Sold

There was a decrease in total units sold in December, with 34 sold this month in Haymarket and Catharpin versus 46 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 31% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 24%. The total number of active inventory this December was 19 compared to 25 in December 2023. This month's total of 19 is lower than the previous month's total supply of available inventory of 27, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Haymarket and Catharpin Homes was \$710,000. This December, the median sale price was \$651,000, a decrease of 8% or \$59,000 compared to last year. The current median sold price is 14% 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.

Haymarket and Catharpin are defined as properties listed in zip code/s 20169, 20168 and 20143.

*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.

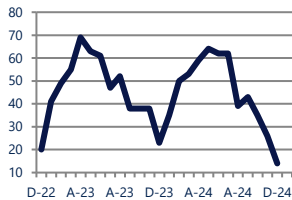
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20169, 20168 and 20143

New Listings

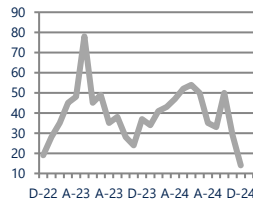
14



Down -39%
Vs. Year Ago

Current Contracts

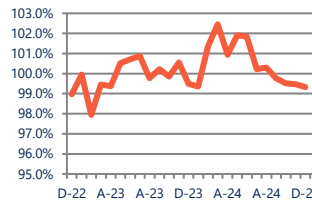
14



Down -62%
Vs. Year Ago

Sold Vs. List Price

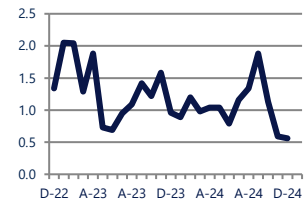
99.3%



No Change
Vs. Year Ago

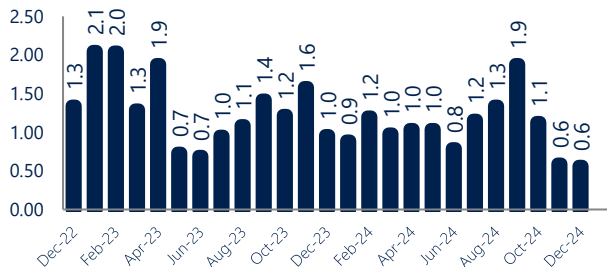
Months of Supply

0.6



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

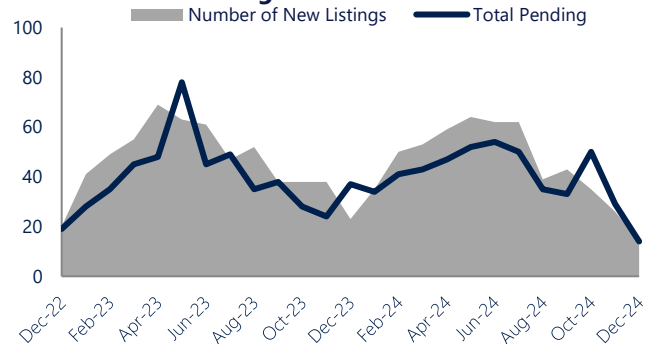
In December, there was 0.6 months of supply available in Haymarket and Catharpin, compared to 1.0 in December 2023. That is a decrease of 42% versus a year ago.

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.

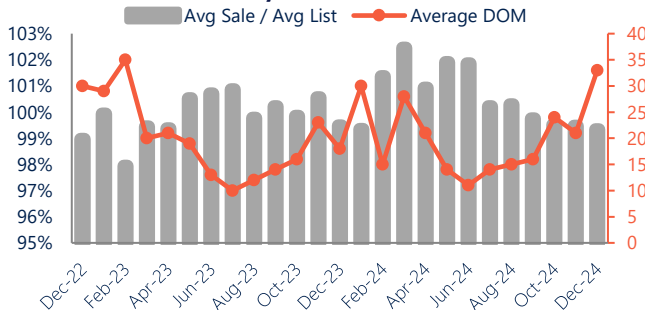
New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Haymarket and Catharpin compared to 23 in December 2023, a decrease of 39%. There were 14 current contracts pending sale this December compared to 37 a year ago. The number of current contracts is 62% lower 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 Haymarket and Catharpin was 99.3% 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 33, higher than the average last year, which was 18. This increase was impacted by the limited number of sales.

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