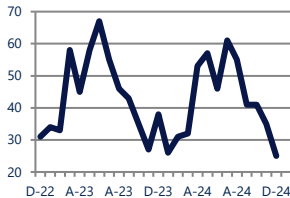


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET** DECEMBER 2024

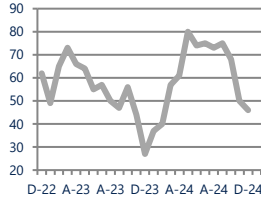
Zip Code(s): 22308 and 22309

Units Sold 25



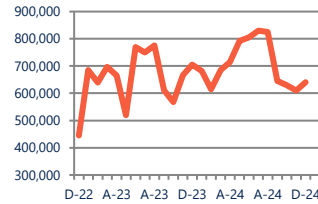
Down -34%
Vs. Year Ago

Active Inventory 46



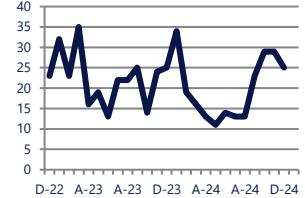
Up 70%
Vs. Year Ago

Median Sale Price \$640,000



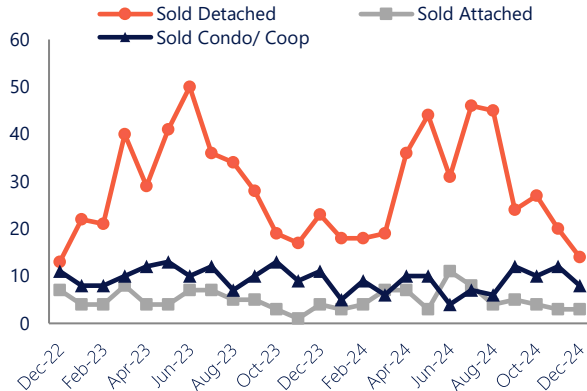
Down -9%
Vs. Year Ago

Days On Market 25



No Change
Vs. Year Ago

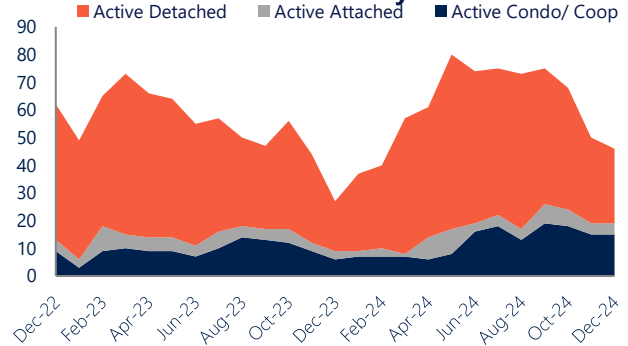
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 25 sold this month in Mount Vernon and Fort Hunt versus 35 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 34% versus December 2023.

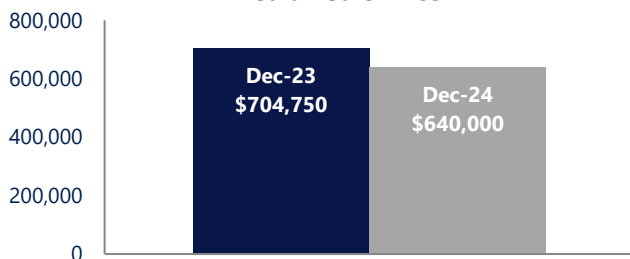
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 70%. The total number of active inventory this December was 46 compared to 27 in December 2023. This month's total of 46 is lower than the previous month's total supply of available inventory of 50, a decrease of 8%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Mount Vernon and Fort Hunt Homes was \$704,750. This December, the median sale price was \$640,000, a decrease of 9% or \$64,750 compared to last year. The current median sold price is 5% 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.

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

*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.

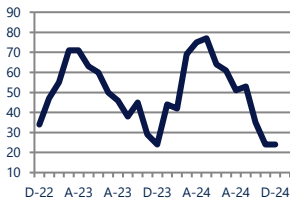
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET** DECEMBER 2024

Zip Code(s): 22308 and 22309

New Listings

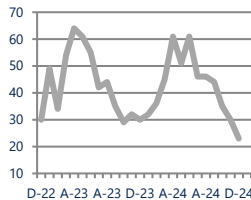
24



No Change
Vs. Year Ago

Current Contracts

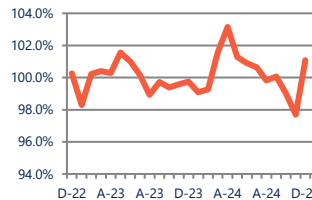
23



Down -23%
Vs. Year Ago

Sold Vs. List Price

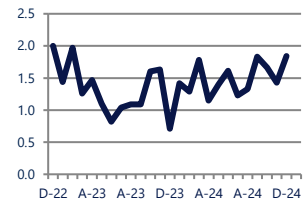
101.1%



Up 1.3%
Vs. Year Ago

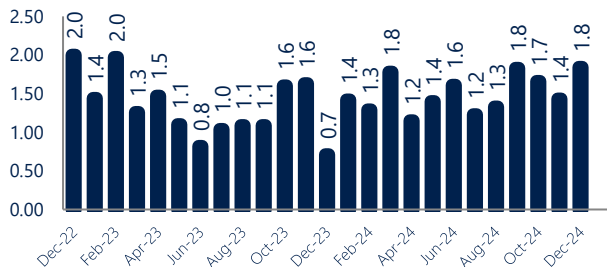
Months of Supply

1.8



Up 159%
Vs. Year Ago

Months Of Supply



Months of Supply

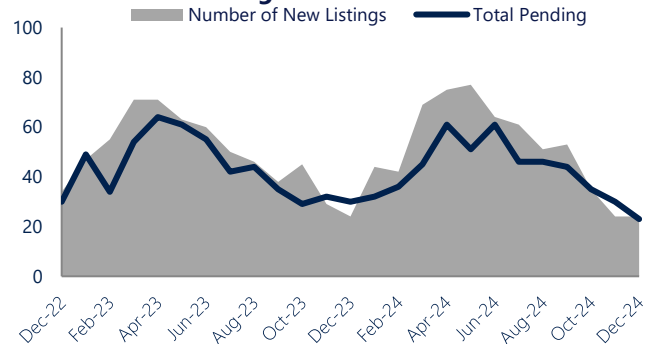
In December, there was 1.8 months of supply available in Mount Vernon and Fort Hunt, compared to 0.7 in December 2023. That is an increase of 159% versus a year ago.

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.

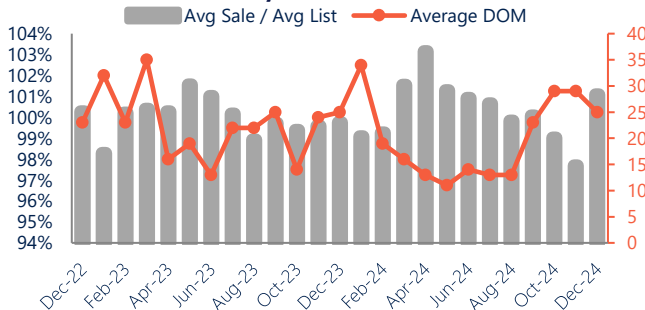
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Mount Vernon and Fort Hunt, which is similar to the amount in December 2023. There were 23 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 23% 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 Mount Vernon and Fort Hunt was 101.1% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, which is similar compared to a year ago.

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