

# THE LONG & FOSTER MARKET MINUTE™

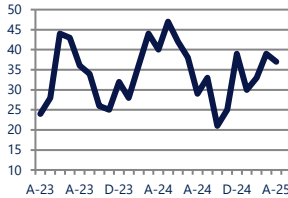
FOCUS ON: **BROOKLAND AND WOODRIDGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20017 and 20018

## Units Sold

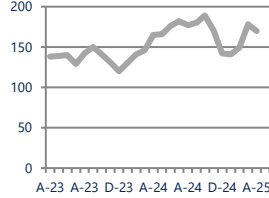
37



**Down -7%**  
Vs. Year Ago

## Active Inventory

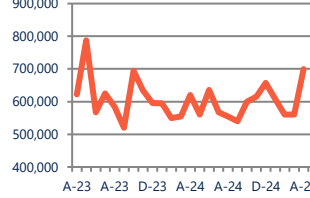
170



**Up 3%**  
Vs. Year Ago

## Median Sale Price

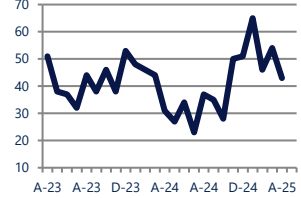
\$699,900



**Up 13%**  
Vs. Year Ago

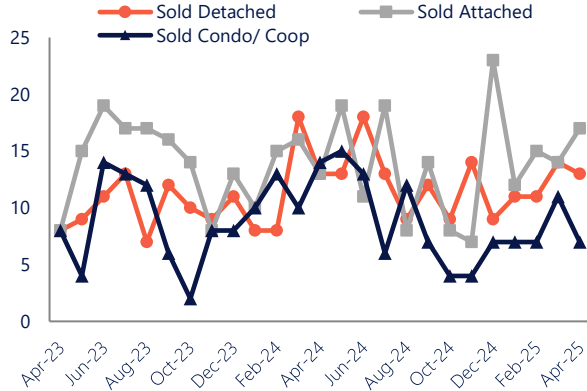
## Days On Market

43



**Up 39%**  
Vs. Year Ago

## Units Sold\*



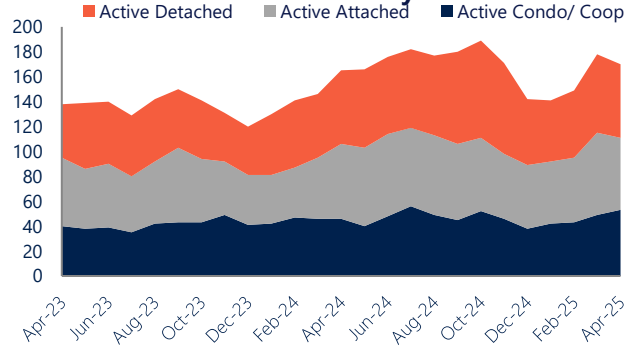
## Units Sold

There was a decrease in total units sold in April, with 37 sold this month in Brookland and Woodridge versus 39 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

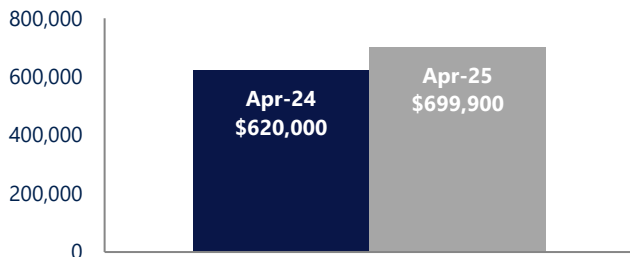
## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 3%. The total number of active inventory this April was 170 compared to 165 in April 2024. This month's total of 170 is lower than the previous month's total supply of available inventory of 178, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Brookland and Woodridge Homes was \$620,000. This April, the median sale price was \$699,900, an increase of 13% or \$79,900 compared to last year. The current median sold price is 25% higher than in March.

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

Brookland and Woodridge are defined as properties in zip codes 20017/20018.

\*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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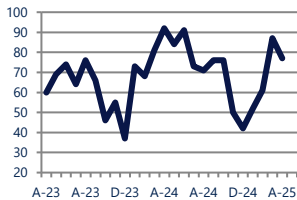
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APRIL 2025

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### New Listings

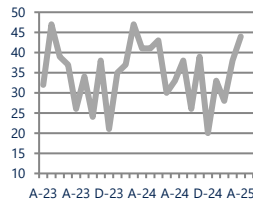
77



**Down -16%**  
Vs. Year Ago

### Current Contracts

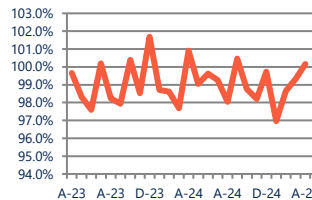
44



**Up 7%**  
Vs. Year Ago

### Sold Vs. List Price

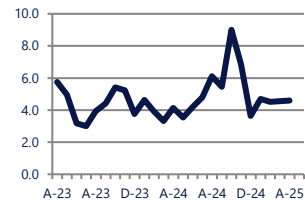
100.2%



**Down -0.7%**  
Vs. Year Ago

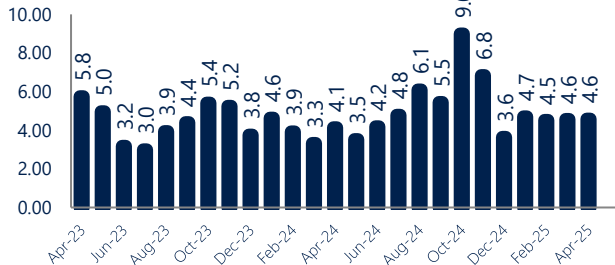
### Months of Supply

4.6



**Up 11%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

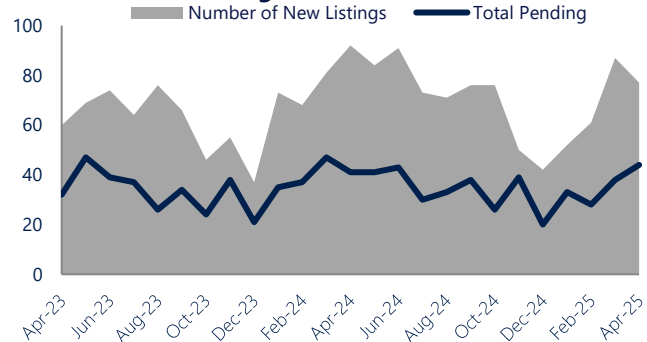
In April, there was 4.6 months of supply available in Brookland and Woodridge, compared to 4.1 in April 2024. That is an increase of 11% versus a year ago.

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.

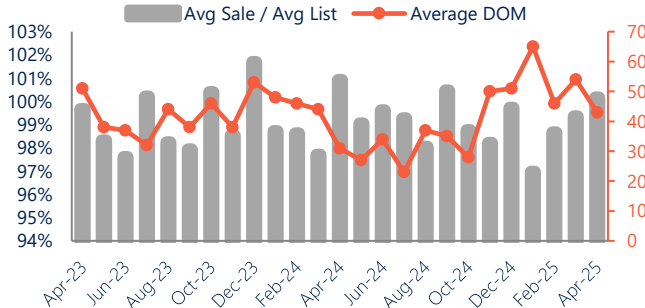
### New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Brookland and Woodridge compared to 92 in April 2024, a decrease of 16%. There were 44 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 7% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Brookland and Woodridge was 100.2% 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 43, higher than the average last year, which was 31, an increase of 39%.

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