

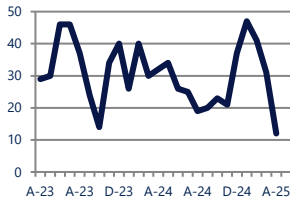
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEANWOOD AND MARSHALL HEIGHTS HOUSING MARKET**

APRIL 2025

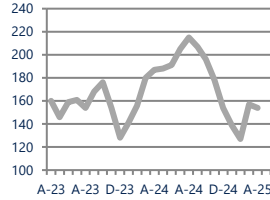
Zip Code(s): 20019

Units Sold
12



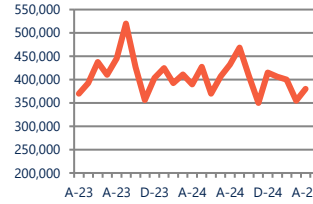
Down
Vs. Year Ago

Active Inventory
154



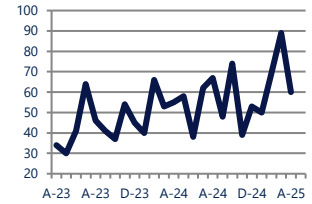
Down -18%
Vs. Year Ago

Median Sale Price
\$379,995



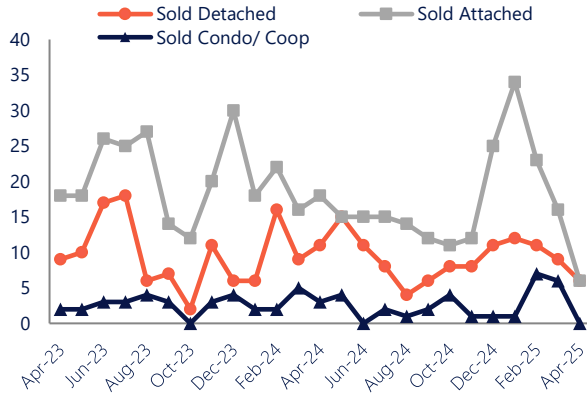
Down -2%
Vs. Year Ago

Days On Market
60



Up 9%
Vs. Year Ago

Units Sold*



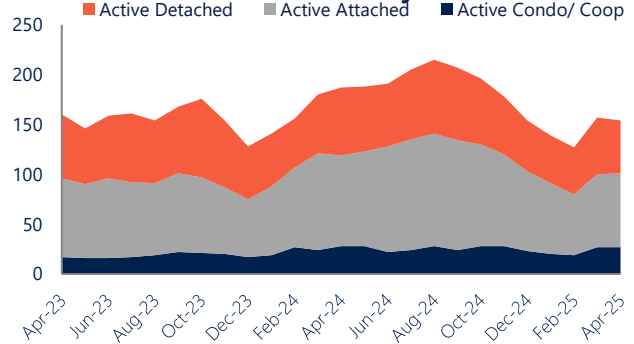
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 12 sold this month in Deanwood and Marshall Heights. This month's total units sold was lower than at this time last year, a decrease from April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 18%. The total number of active inventory this April was 154 compared to 187 in April 2024. This month's total of 154 is lower than the previous month's total supply of available inventory of 157, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Deanwood and Marshall Heights Homes was \$389,650. This April, the median sale price was \$379,995, a decrease of 2% or \$9,655 compared to last year. The current median sold price is 7% 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.

Deanwood and Marshall Heights are defined as properties listed in zip code/s 20019.

*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™

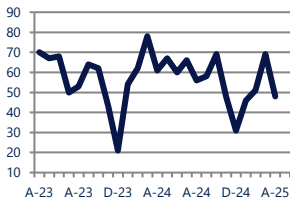
FOCUS ON: **DEANWOOD AND MARSHALL HEIGHTS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20019

New Listings

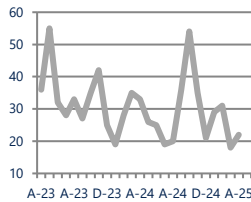
48



Down -21%
Vs. Year Ago

Current Contracts

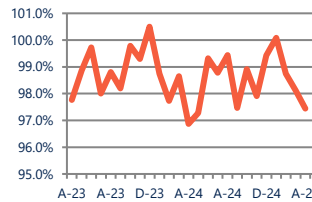
22



Down -33%
Vs. Year Ago

Sold Vs. List Price

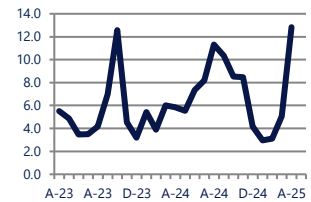
97.4%



Up 0.6%
Vs. Year Ago

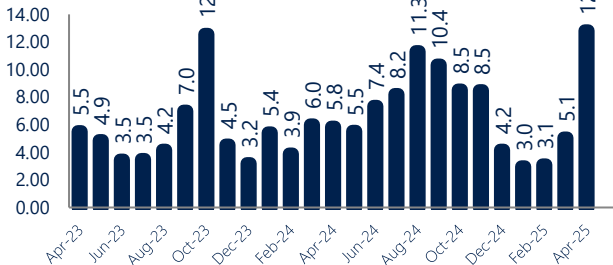
Months of Supply

12.8



Up
Vs. Year Ago

Months Of Supply



Months of Supply

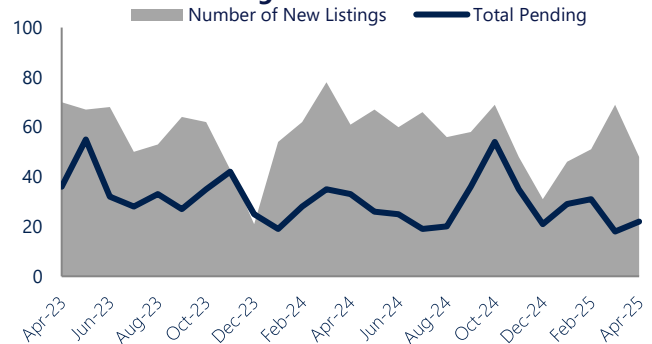
In April, there was 12.8 months of supply available in Deanwood and Marshall Heights, compared to 5.8 in April 2024. That is an increase versus a year ago.

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.

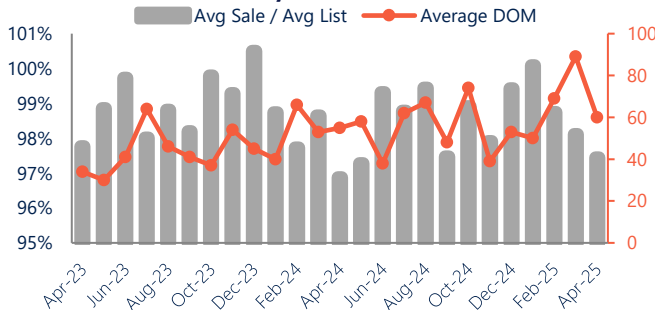
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Deanwood and Marshall Heights compared to 61 in April 2024, a decrease of 21%. There were 22 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 33% lower 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 Deanwood and Marshall Heights was 97.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 55, an increase of 9%.

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