

# THE LONG & FOSTER MARKET MINUTE™

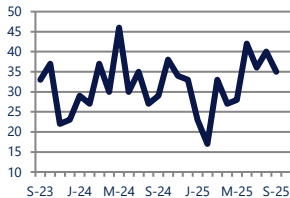
FOCUS ON: **ABINGDON HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 21009

## Units Sold

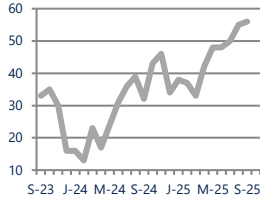
35



**Up 21%**  
Vs. Year Ago

## Active Inventory

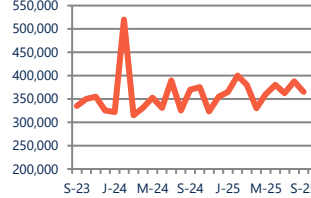
56



**Up 75%**  
Vs. Year Ago

## Median Sale Price

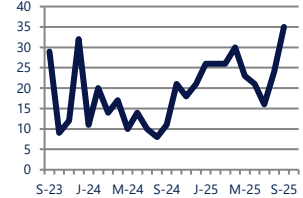
\$365,000



**Down -1%**  
Vs. Year Ago

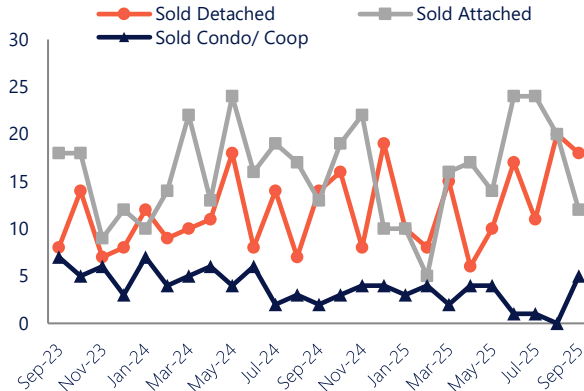
## Days On Market

35



**Up**  
Vs. Year Ago

## Units Sold\*



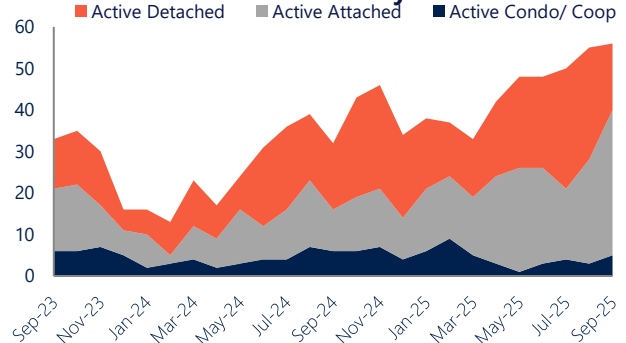
## Units Sold

There was a decrease in total units sold in September, with 35 sold this month in Abingdon versus 40 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 21% versus September 2024.

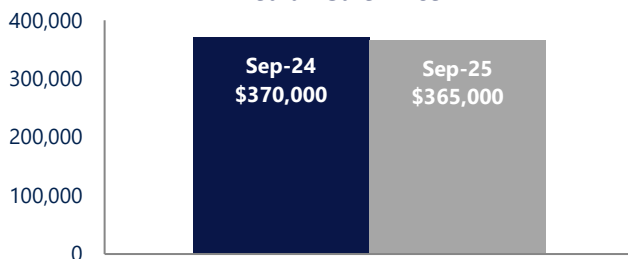
## Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 75%. The total number of active inventory this September was 56 compared to 32 in September 2024. This month's total of 56 is higher than the previous month's total supply of available inventory of 55, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Abingdon Homes was \$370,000. This September, the median sale price was \$365,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 6% lower than in August.

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

Abingdon are defined as properties listed in zip code/s 21009.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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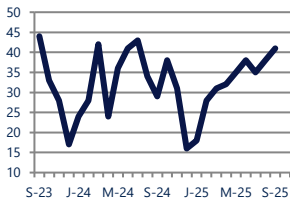
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SEPTEMBER 2025

Zip Code(s): 21009

## New Listings

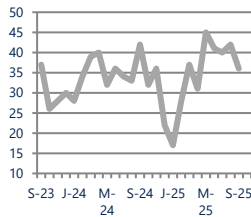
41



**Up 41%**  
Vs. Year Ago

## Current Contracts

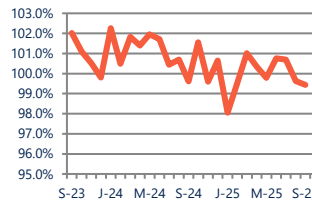
36



**Down -14%**  
Vs. Year Ago

## Sold Vs. List Price

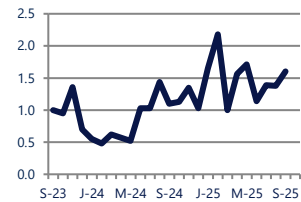
99.4%



**No Change**  
Vs. Year Ago

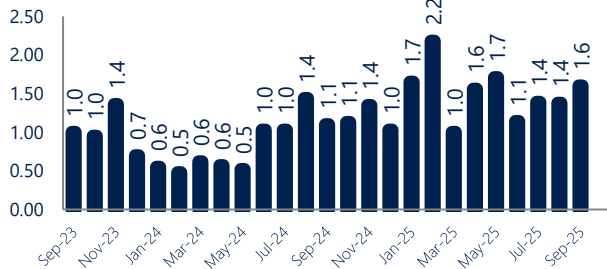
## Months of Supply

1.6



**Up 45%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

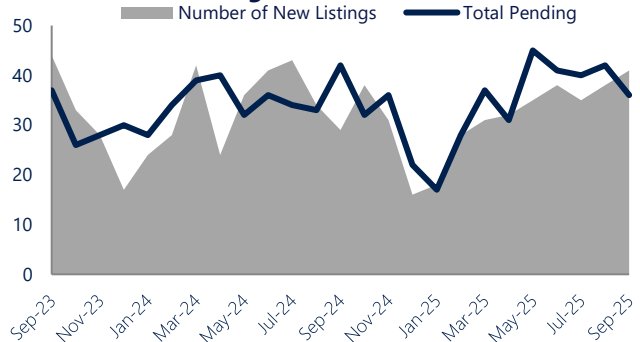
In September, there was 1.6 months of supply available in Abingdon, compared to 1.1 in September 2024. That is an increase of 45% versus a year ago.

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.

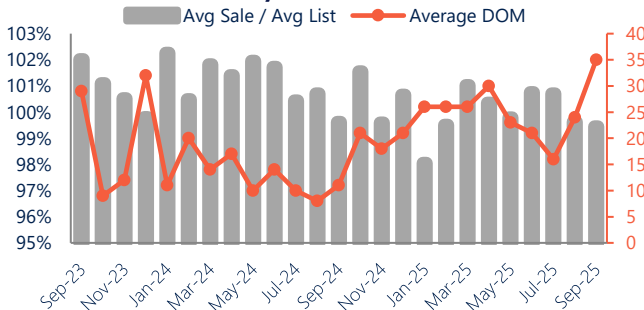
## New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Abingdon compared to 29 in September 2024, an increase of 41%. There were 36 current contracts pending sale this September compared to 42 a year ago. The number of current contracts is 14% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Abingdon was 99.4% 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 35, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

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