

THE LONG & FOSTER MARKET MINUTE™

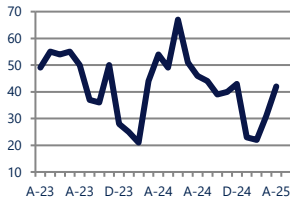
FOCUS ON: CLARKSVILLE, WOODSTOCK, AND WESTERN HOWARD COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 21029, 21797, 20777, 20759, 21036, 21737, 21738, 21794, 21723, 21765 and 21163

Units Sold

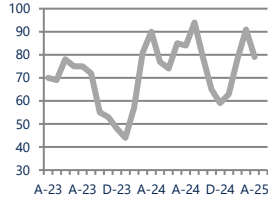
42



Down -22%
Vs. Year Ago

Active Inventory

79



Down -12%
Vs. Year Ago

Median Sale Price

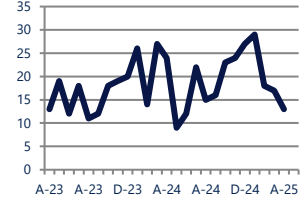
\$839,450



Down -21%
Vs. Year Ago

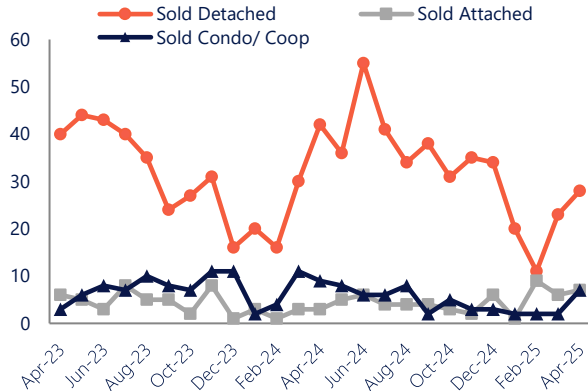
Days On Market

13



Down -46%
Vs. Year Ago

Units Sold*



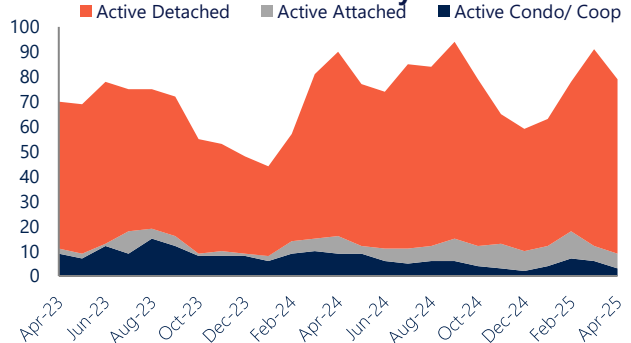
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Clarksville, Woodstock, and Western Howard County. This month's total units sold was lower than at this time last year.

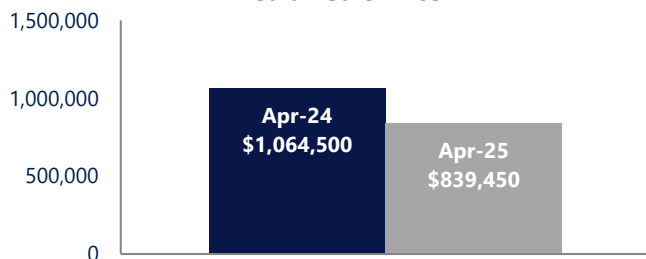
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 12%. The total number of active inventory this April was 79 compared to 90 in April 2024. This month's total of 79 is lower than the previous month's total supply of available inventory of 91, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Clarksville, Woodstock, and Western Howard County Homes was \$1,064,500. This April, the median sale price was \$839,450, a decrease of 21% or \$225,050 compared to last year. The current median sold price is 16% lower 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.

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*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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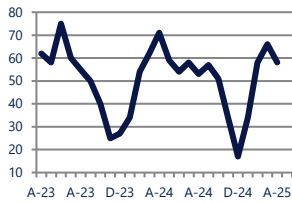
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New Listings

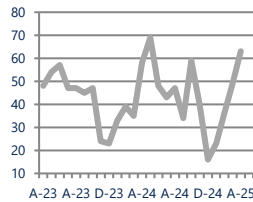
58



Down -18%
Vs. Year Ago

Current Contracts

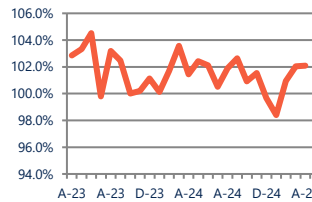
63



Up 9%
Vs. Year Ago

Sold Vs. List Price

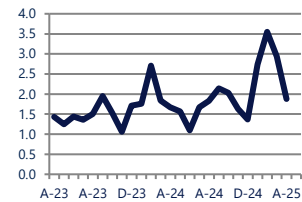
102.1%



Up 0.6%
Vs. Year Ago

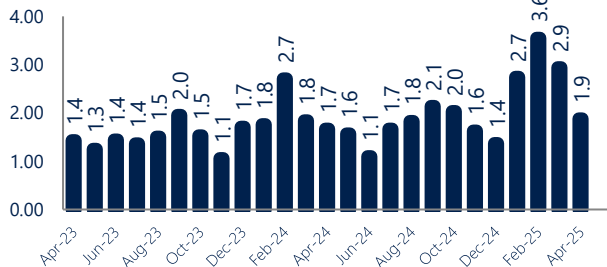
Months of Supply

1.9



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

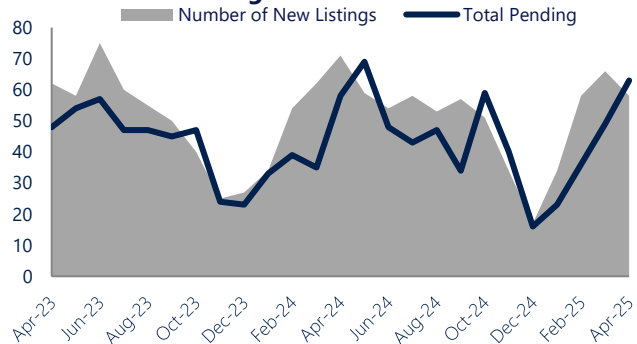
In April, there was 1.9 months of supply available in Clarksville, Woodstock, and Western Howard County, compared to 1.7 in April 2024. That is an increase of 13% versus a year ago.

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.

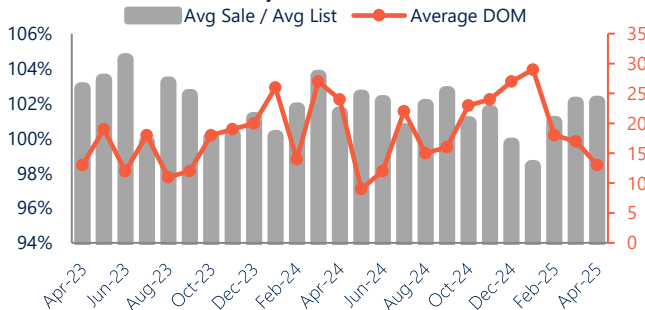
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Clarksville, Woodstock, and Western Howard County compared to 71 in April 2024, a decrease of 18%. There were 63 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 9% 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 Clarksville, Woodstock, and Western Howard County was 102.1% 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 13, lower than the average last year, which was 24, a decrease of 46%.

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