

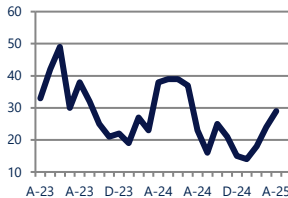
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLANDRIA AND DEL RAY HOUSING MARKET**

APRIL 2025

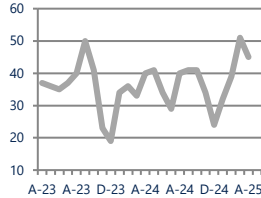
Zip Code(s): 22305 and 22301

Units Sold
29



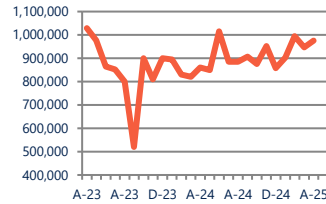
Down -24%
Vs. Year Ago

Active Inventory
45



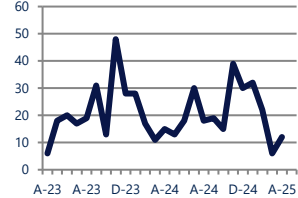
Up 13%
Vs. Year Ago

Median Sale Price
\$975,400



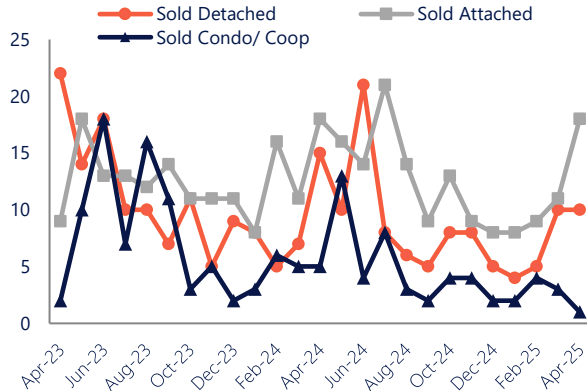
Up 13%
Vs. Year Ago

Days On Market
12



Down -20%
Vs. Year Ago

Units Sold*



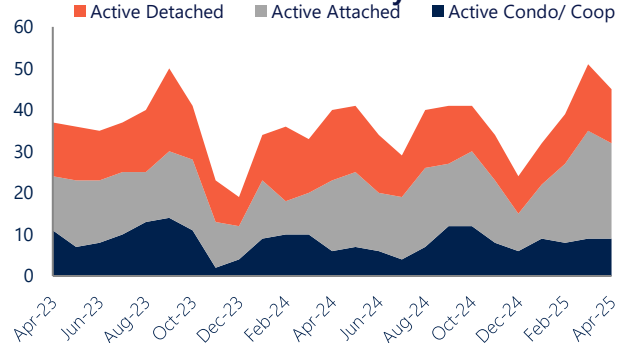
Units Sold

There was an increase in total units sold in April, with 29 sold this month in Arlandria and Del Ray versus 24 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2024.

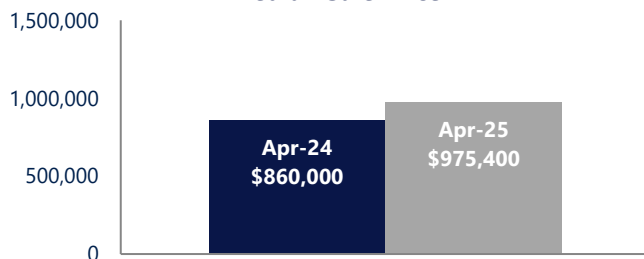
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 13%. The total number of active inventory this April was 45 compared to 40 in April 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 51, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Arlandria and Del Ray Homes was \$860,000. This April, the median sale price was \$975,400, an increase of 13% or \$115,400 compared to last year. The current median sold price is 3% 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.

Arlandria and Del Ray are defined as properties listed in zip code/s 22305 and 22301.

*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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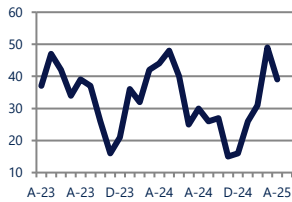
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APRIL 2025

Zip Code(s): 22305 and 22301

New Listings

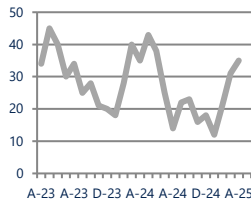
39



Down -11%
Vs. Year Ago

Current Contracts

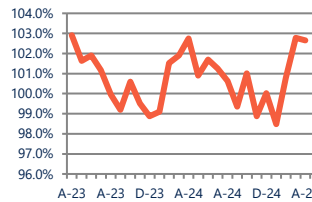
35



No Change
Vs. Year Ago

Sold Vs. List Price

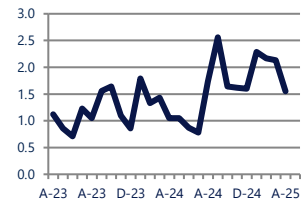
102.7%



No Change
Vs. Year Ago

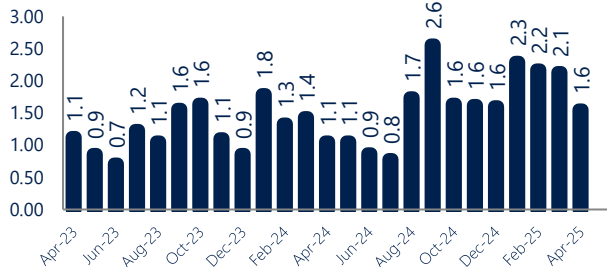
Months of Supply

1.6



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

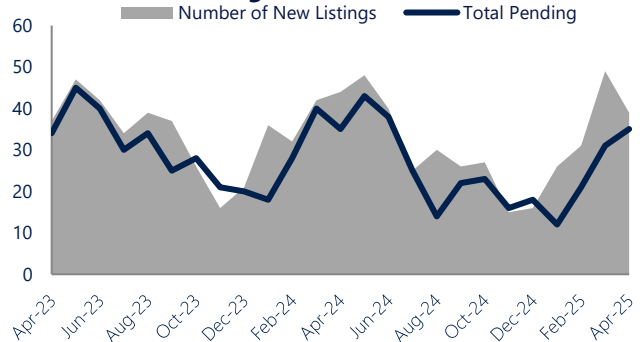
In April, there was 1.6 months of supply available in Arlandria and Del Ray, compared to 1.1 in April 2024. That is an increase of 47% versus a year ago.

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.

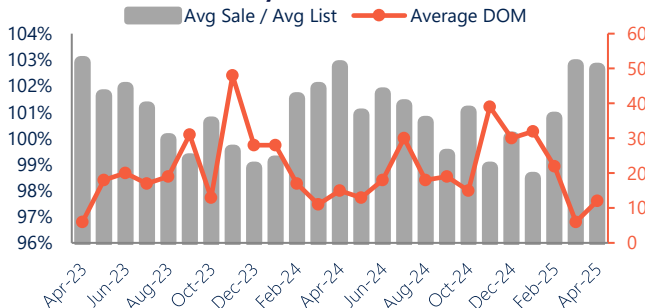
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Arlandria and Del Ray compared to 44 in April 2024, a decrease of 11%. There were 35 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 13% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Arlandria and Del Ray was 102.7% 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 12, lower than the average last year, which was 15, a decrease of 20%.

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