

THE LONG & FOSTER MARKET MINUTE™

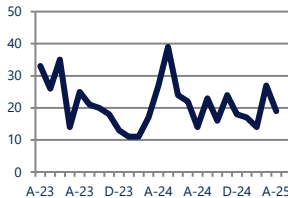
FOCUS ON: **BRADDOCK HEIGHTS/JEFFERSON PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 22302

Units Sold

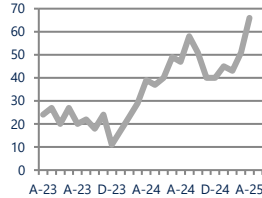
19



Down -30%
Vs. Year Ago

Active Inventory

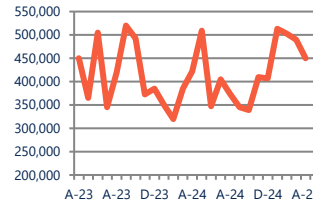
66



Up 69%
Vs. Year Ago

Median Sale Price

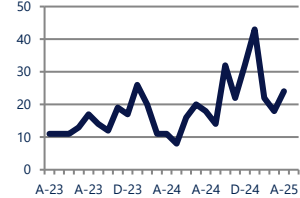
\$450,000



Up 7%
Vs. Year Ago

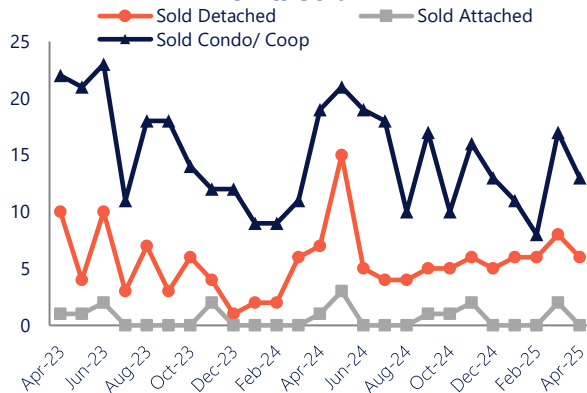
Days On Market

24



Up
Vs. Year Ago

Units Sold*



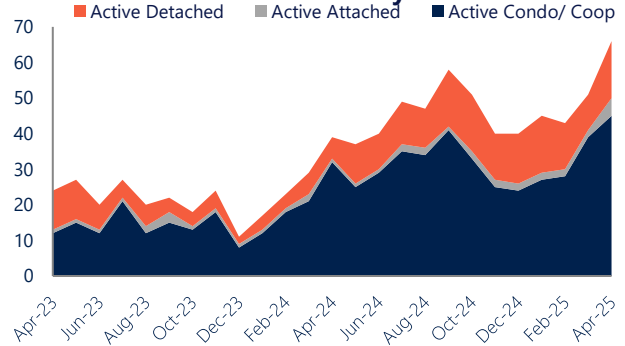
Units Sold

There was a decrease in total units sold in April, with 19 sold this month in Braddock Heights/Jefferson Park versus 27 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 30% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 69%. The total number of active inventory this April was 66 compared to 39 in April 2024. This month's total of 66 is higher than the previous month's total supply of available inventory of 51, an increase of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Braddock Heights/Jefferson Park Homes was \$422,000. This April, the median sale price was \$450,000, an increase of 7% or \$28,000 compared to last year. The current median sold price is 8% 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.

Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

*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™

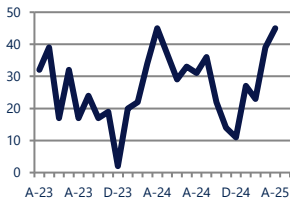
FOCUS ON: **BRADDOCK HEIGHTS/JEFFERSON PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 22302

New Listings

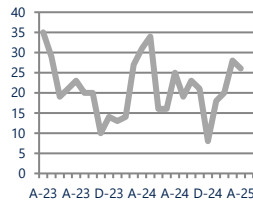
45



No Change
Vs. Year Ago

Current Contracts

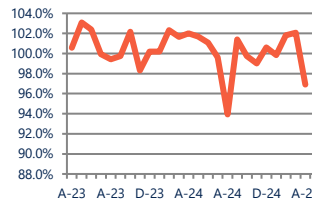
26



Down -16%
Vs. Year Ago

Sold Vs. List Price

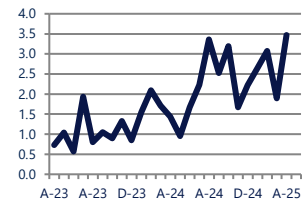
96.9%



Down -5%
Vs. Year Ago

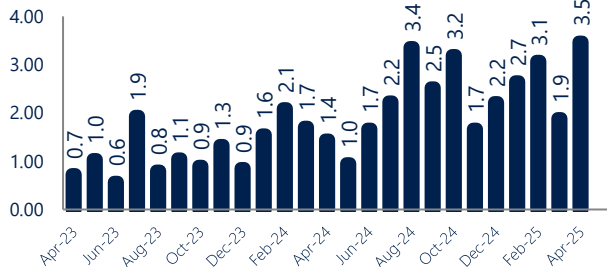
Months of Supply

3.5



Up 141%
Vs. Year Ago

Months Of Supply



Months of Supply

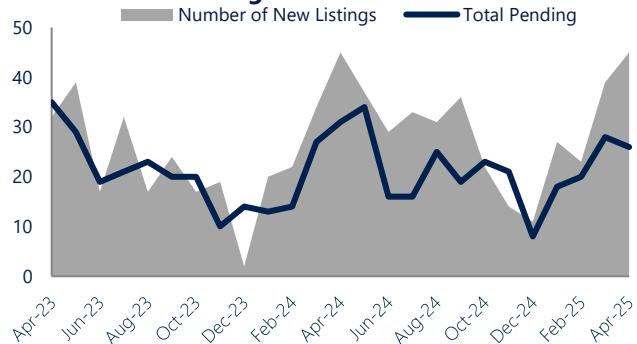
In April, there was 3.5 months of supply available in Braddock Heights/Jefferson Park, compared to 1.4 in April 2024. That is an increase of 140% versus a year ago.

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.

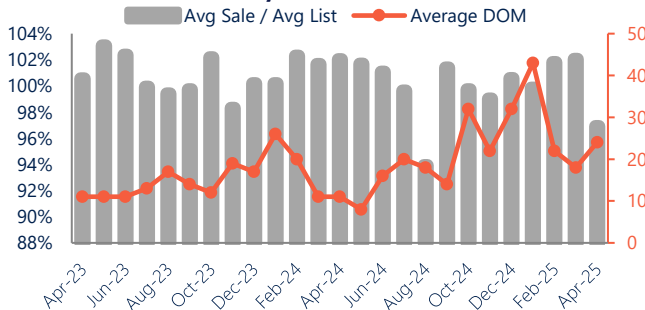
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Braddock Heights/Jefferson Park, which is similar to the amount in April 2024. There were 26 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 16% 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 Braddock Heights/Jefferson Park was 96.9% of the average list price, which is 5.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

*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.