

THE LONG & FOSTER MARKET MINUTE™

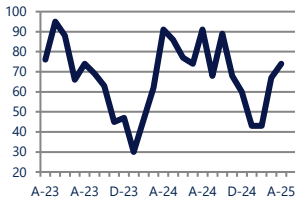
FOCUS ON: **BROADLANDS AND BRAMBLETON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20148

Units Sold

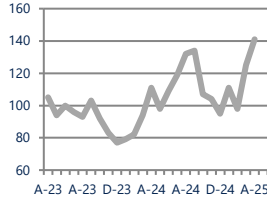
74



Down -19%
Vs. Year Ago

Active Inventory

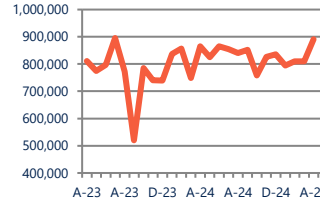
141



Up 27%
Vs. Year Ago

Median Sale Price

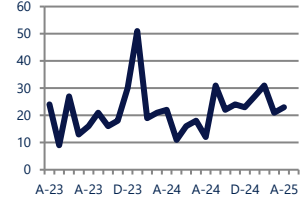
\$891,000



Up 3%
Vs. Year Ago

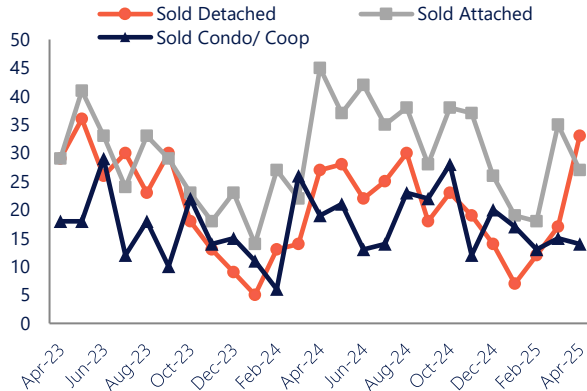
Days On Market

23



Up 5%
Vs. Year Ago

Units Sold*



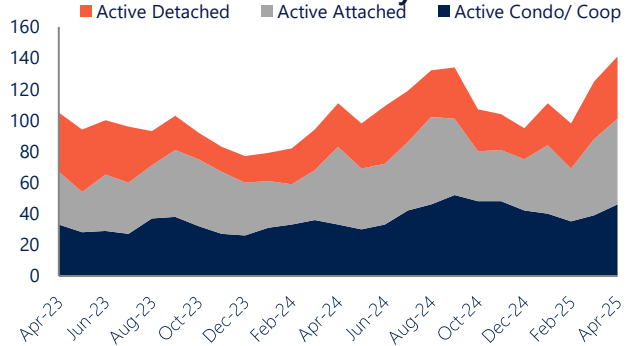
Units Sold

There was an increase in total units sold in April, with 74 sold this month in Broadlands and Brambleton versus 67 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 27%. The total number of active inventory this April was 141 compared to 111 in April 2024. This month's total of 141 is higher than the previous month's total supply of available inventory of 125, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Broadlands and Brambleton Homes was \$865,000. This April, the median sale price was \$891,000, an increase of 3% or \$26,000 compared to last year. The current median sold price is 10% 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.

Broadlands and Brambleton are defined as properties listed in zip code/s 20148.

*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™

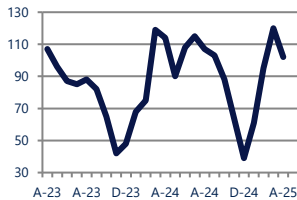
FOCUS ON: **BROADLANDS AND BRAMBLETON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20148

New Listings

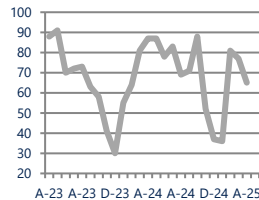
102



Down -11%
Vs. Year Ago

Current Contracts

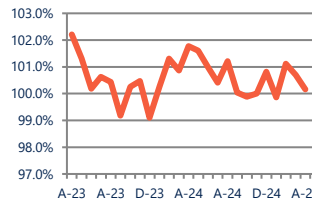
65



Down -25%
Vs. Year Ago

Sold Vs. List Price

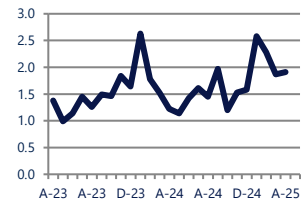
100.2%



Down -1.6%
Vs. Year Ago

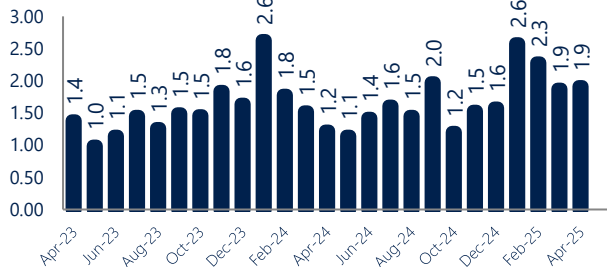
Months of Supply

1.9



Up 57%
Vs. Year Ago

Months Of Supply



Months of Supply

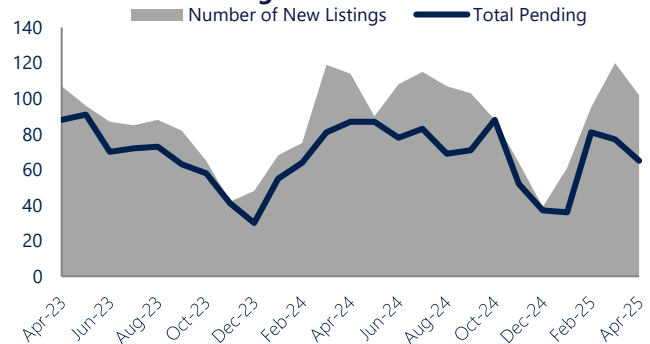
In April, there was 1.9 months of supply available in Broadlands and Brambleton, compared to 1.2 in April 2024. That is an increase of 56% versus a year ago.

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.

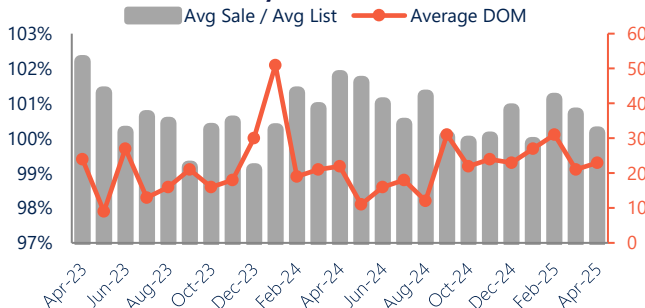
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Broadlands and Brambleton compared to 114 in April 2024, a decrease of 11%. There were 65 current contracts pending sale this April compared to 87 a year ago. The number of current contracts is 25% 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 Broadlands and Brambleton was 100.2% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 22, an increase of 5%.

Broadlands and Brambleton are defined as properties listed in zip code/s 20148.

*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.