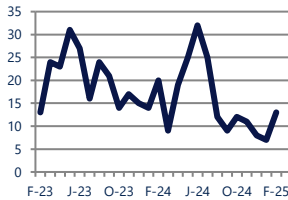


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET** FEBRUARY 2025

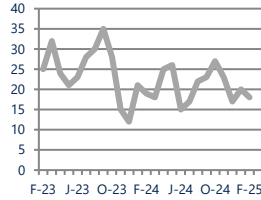
Zip Code(s): 22301

Units Sold
13



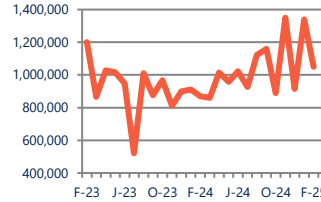
Down
Vs. Year Ago

Active Inventory
18



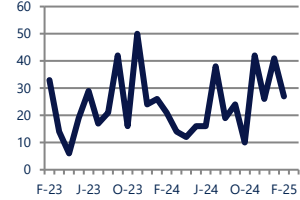
Down -5%
Vs. Year Ago

Median Sale Price
\$1,050,000



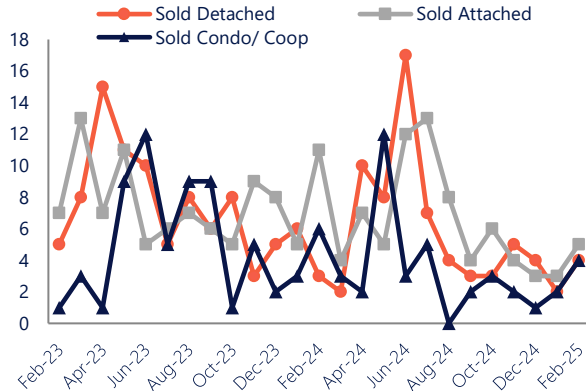
Up 21%
Vs. Year Ago

Days On Market
27



Up 29%
Vs. Year Ago

Units Sold*



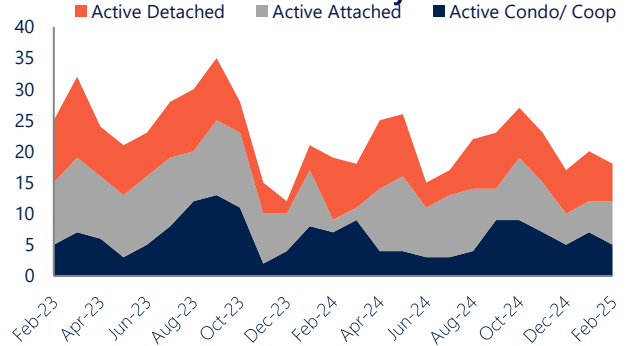
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 13 sold this month in Del Ray/Rosemont. This month's total units sold was lower than at this time last year, a decrease from February 2024.

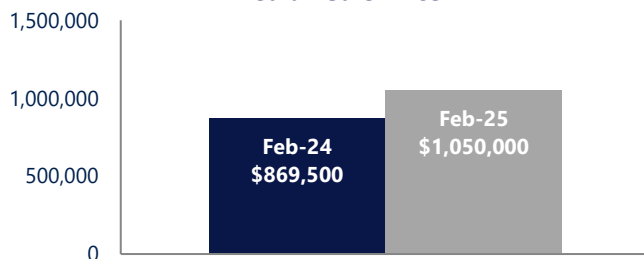
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 5%. The total number of active inventory this February was 18 compared to 19 in February 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 20, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Del Ray/Rosemont Homes was \$869,500. This February, the median sale price was \$1,050,000, an increase of 21% or \$180,500 compared to last year. The current median sold price is 22% lower than in January.

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

Del Ray/Rosemont are defined as properties listed in zip code/s 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.

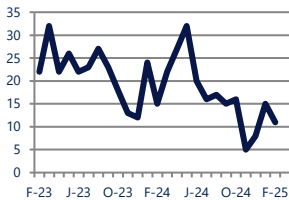
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 22301

New Listings

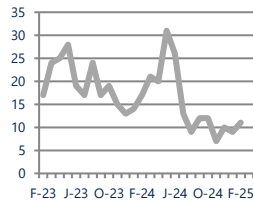
11



Down -27%
Vs. Year Ago

Current Contracts

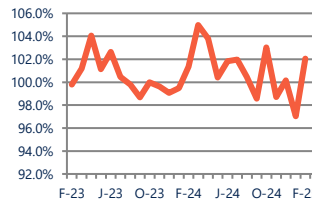
11



Down -35%
Vs. Year Ago

Sold Vs. List Price

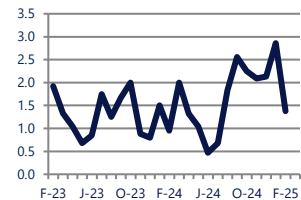
102.0%



Up 0.7%
Vs. Year Ago

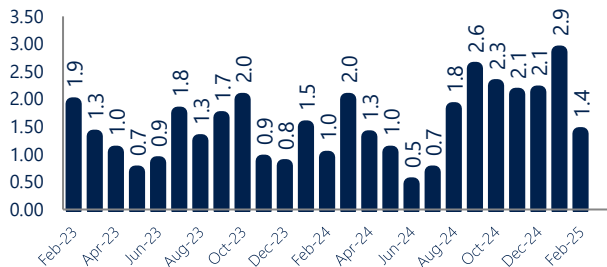
Months of Supply

1.4



Up 45%
Vs. Year Ago

Months Of Supply



Months of Supply

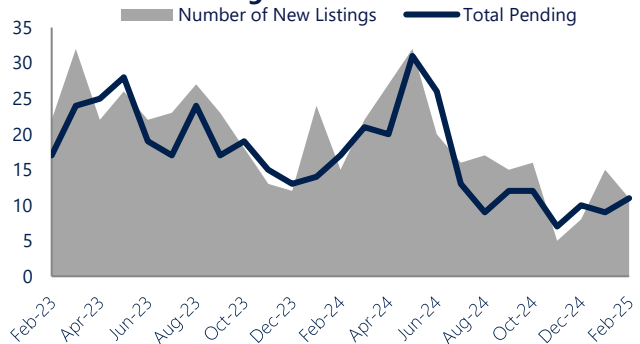
In February, there was 1.4 months of supply available in Del Ray/Rosemont, compared to 1.0 in February 2024. That is an increase of 46% versus a year ago.

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.

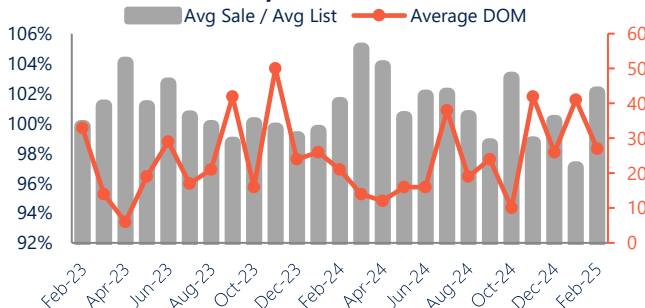
New Listings & Current Contracts

This month there were 11 homes newly listed for sale in Del Ray/Rosemont compared to 15 in February 2024, a decrease of 27%. There were 11 current contracts pending sale this February compared to 17 a year ago. The number of current contracts is 35% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Del Ray/Rosemont was 102.0% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 21, an increase of 29%.

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