

THE LONG & FOSTER MARKET MINUTE™

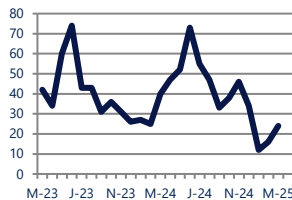
FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET**

MARCH 2025

Zip Code(s): 20169, 20168 and 20143

Units Sold

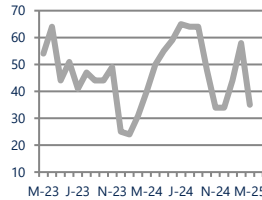
24



Down
Vs. Year Ago

Active Inventory

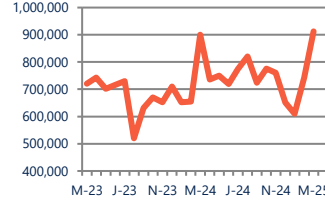
35



Down -13%
Vs. Year Ago

Median Sale Price

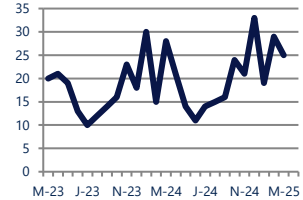
\$912,500



Up 1%
Vs. Year Ago

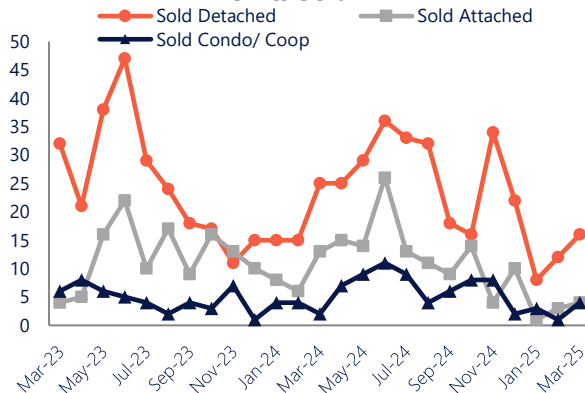
Days On Market

25



Down -11%
Vs. Year Ago

Units Sold*



Units Sold

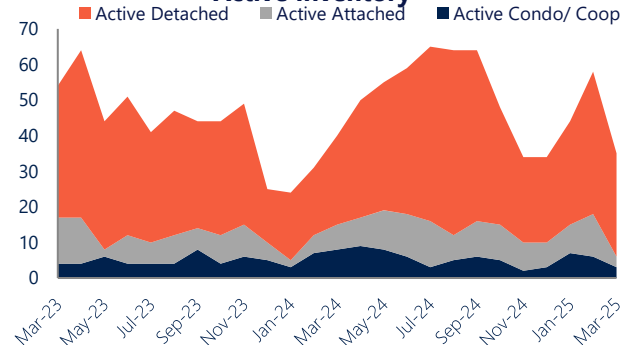
With relatively few transactions, there was an increase in total units sold in March, with 24 sold this month in Haymarket and Catharpin. This month's total units sold was lower than at this time last year, a decrease from March 2024.

Active Inventory

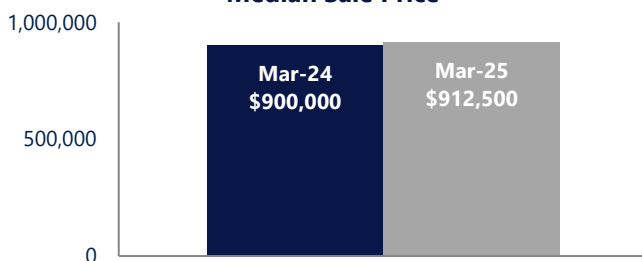
Versus last year, the total number of homes available this month is lower by 5 units or 13%. The total number of active inventory this March was 35 compared to 40 in March 2024.

This month's total of 35 is lower than the previous month's total supply of available inventory of 58, a decrease of 40%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Haymarket and Catharpin Homes was \$900,000. This March, the median sale price was \$912,500, an increase of 1% or \$12,500 compared to last year. The current median sold price is 23% higher than in February.

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

Haymarket and Catharpin are defined as properties listed in zip code/s 20169, 20168 and 20143.

*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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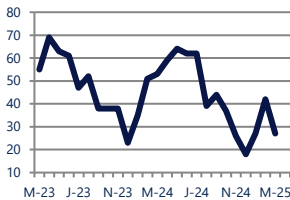
FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET**

MARCH 2025

Zip Code(s): 20169, 20168 and 20143

New Listings

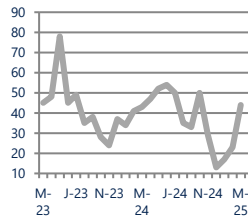
27



Down -49%
Vs. Year Ago

Current Contracts

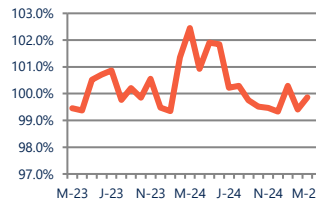
44



Up 2%
Vs. Year Ago

Sold Vs. List Price

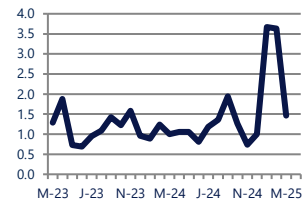
99.9%



Down -2.5%
Vs. Year Ago

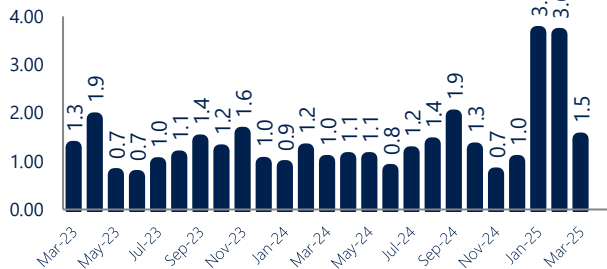
Months of Supply

1.5



Up 46%
Vs. Year Ago

Months Of Supply



Months of Supply

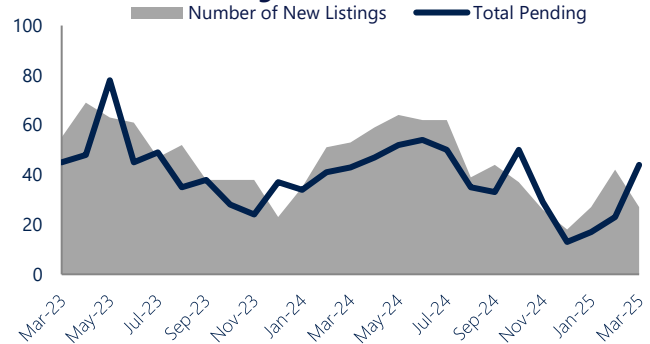
In March, there was 1.5 months of supply available in Haymarket and Catharpin, compared to 1.0 in March 2024. That is an increase of 46% versus a year ago.

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.

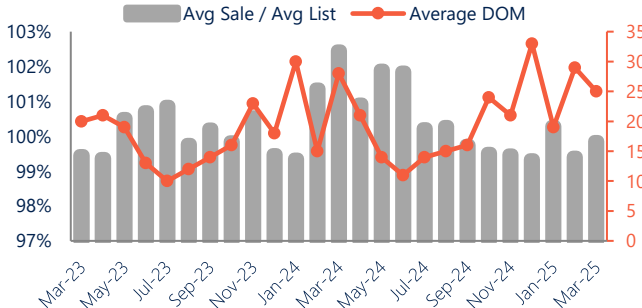
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Haymarket and Catharpin compared to 53 in March 2024, a decrease of 49%. There were 44 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 2% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Haymarket and Catharpin was 99.9% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 28, a decrease of 11%.

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