

# THE LONG & FOSTER MARKET MINUTE™

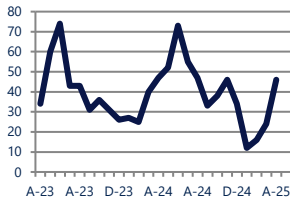
FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET**

APRIL 2025

Zip Code(s): 20169, 20168 and 20143

## Units Sold

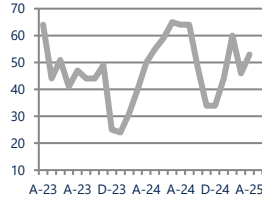
46



**Down -2%**  
Vs. Year Ago

## Active Inventory

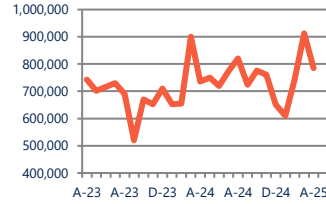
53



**Up 6%**  
Vs. Year Ago

## Median Sale Price

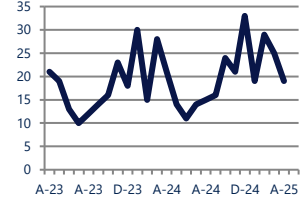
\$785,500



**Up 7%**  
Vs. Year Ago

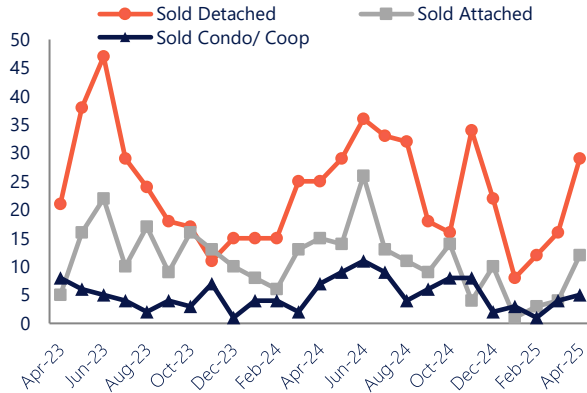
## Days On Market

19



**Down -10%**  
Vs. Year Ago

## Units Sold\*



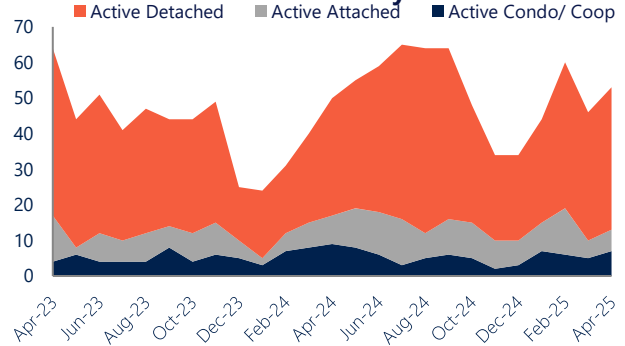
## Units Sold

There was an increase in total units sold in April, with 46 sold this month in Haymarket and Catharpin. This month's total units sold was lower than at this time last year.

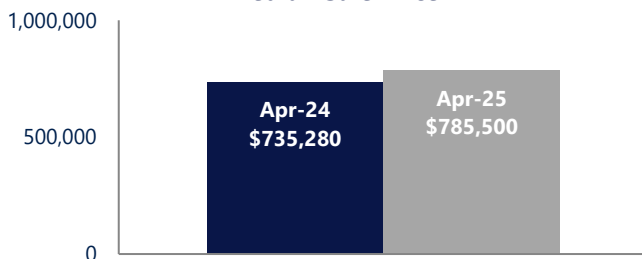
## Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 6%. The total number of active inventory this April was 53 compared to 50 in April 2024. This month's total of 53 is higher than the previous month's total supply of available inventory of 46, an increase of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Haymarket and Catharpin Homes was \$735,280. This April, the median sale price was \$785,500, an increase of 7% or \$50,220 compared to last year. The current median sold price is 14% 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.

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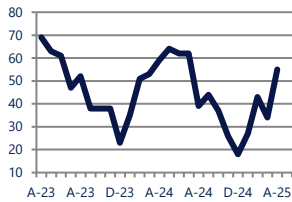
FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET**

APRIL 2025

Zip Code(s): 20169, 20168 and 20143

### New Listings

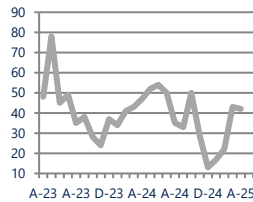
55



**Down -7%**  
Vs. Year Ago

### Current Contracts

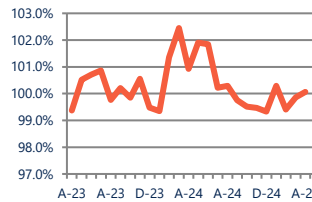
42



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

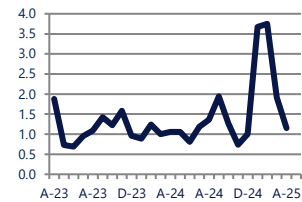
100.1%



**Down -0.9%**  
Vs. Year Ago

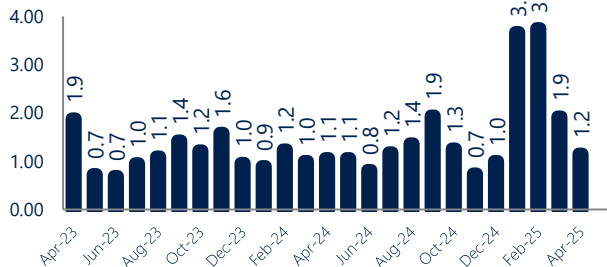
### Months of Supply

1.2



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

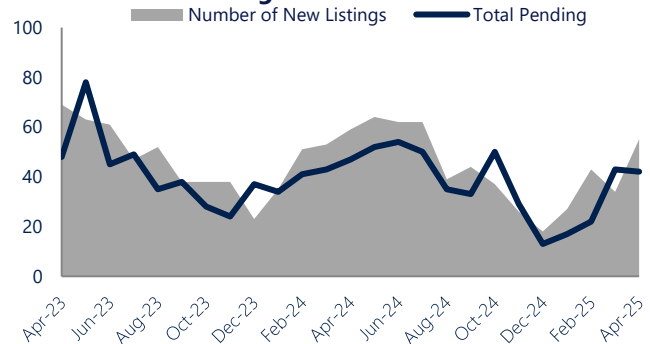
In April, there was 1.2 months of supply available in Haymarket and Catharpin. The amount of supply is similar compared to a year ago.

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.

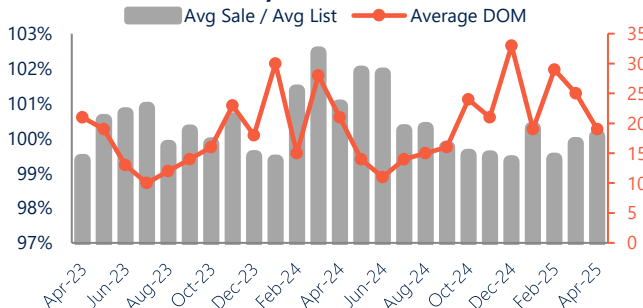
### New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Haymarket and Catharpin compared to 59 in April 2024, a decrease of 7%. There were 42 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 11% 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 Haymarket and Catharpin was 100.1% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 21, a decrease of 10%.

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