

THE LONG & FOSTER MARKET MINUTE™

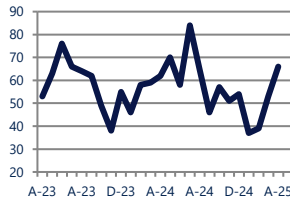
FOCUS ON: **LYNNWOOD, LYNN SHORES, AND WINDSOR WOODS HOUSING MARKET**

APRIL 2025

Zip Code(s): 23452

Units Sold

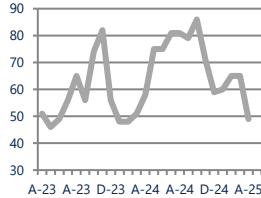
66



Up 6%
Vs. Year Ago

Active Inventory

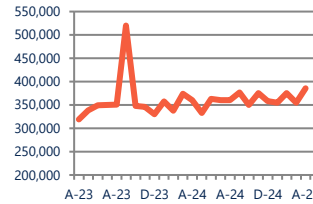
49



Down -16%
Vs. Year Ago

Median Sale Price

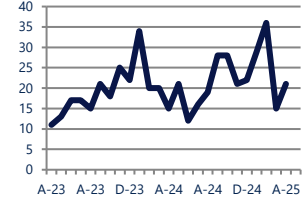
\$385,500



Up 7%
Vs. Year Ago

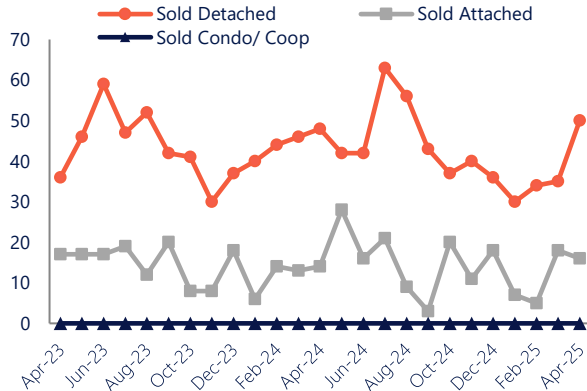
Days On Market

21



Up 40%
Vs. Year Ago

Units Sold*



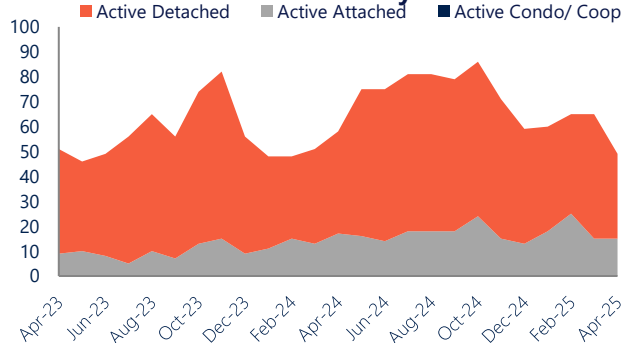
Units Sold

There was an increase in total units sold in April, with 66 sold this month in Lynnwood, Lynn Shores, and Windsor Woods versus 53 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

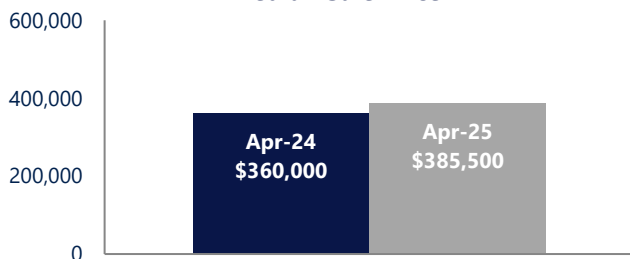
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 16%. The total number of active inventory this April was 49 compared to 58 in April 2024. This month's total of 49 is lower than the previous month's total supply of available inventory of 65, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lynnwood, Lynn Shores, and Windsor Woods Homes was \$360,000. This April, the median sale price was \$385,500, an increase of 7% or \$25,500 compared to last year. The current median sold price is 9% 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.

Lynnwood, Lynn Shores, and Windsor Woods are defined as properties listed in zip code/s 23452.

*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

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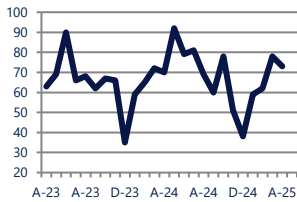
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APRIL 2025

Zip Code(s): 23452

New Listings

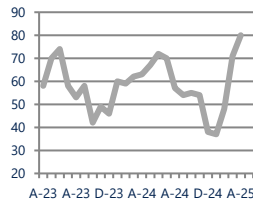
73



Up 4%
Vs. Year Ago

Current Contracts

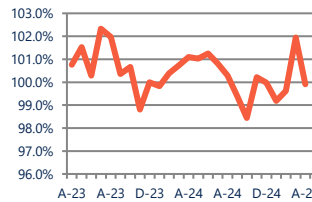
80



Up 27%
Vs. Year Ago

Sold Vs. List Price

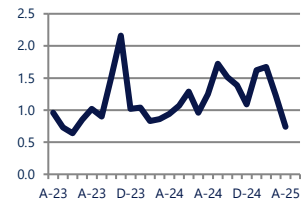
99.9%



Down -1.2%
Vs. Year Ago

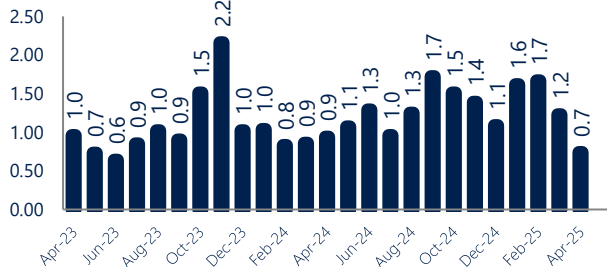
Months of Supply

0.7



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

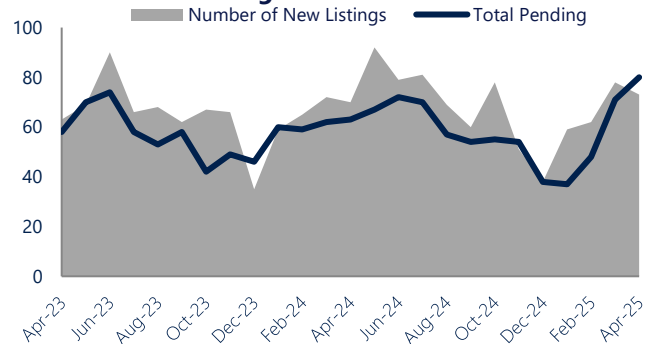
In April, there was 0.7 months of supply available in Lynnwood, Lynn Shores, and Windsor Woods, compared to 0.9 in April 2024. That is a decrease of 21% versus a year ago.

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.

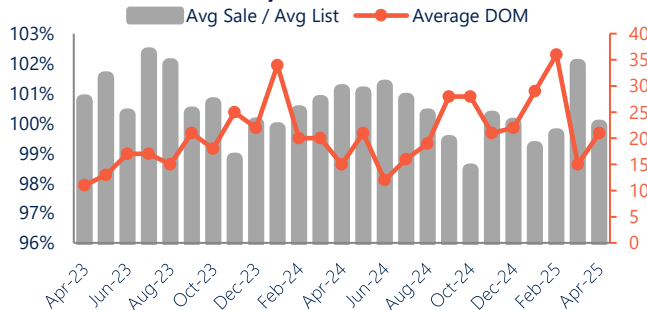
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Lynnwood, Lynn Shores, and Windsor Woods compared to 70 in April 2024, an increase of 4%. There were 80 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 27% higher 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 Lynnwood, Lynn Shores, and Windsor Woods was 99.9% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 15, an increase of 40%.

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