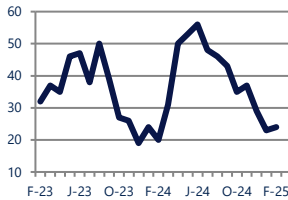


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MCNAIR FARMS AND FRANKLIN FARMS HOUSING MARKET** FEBRUARY 2025

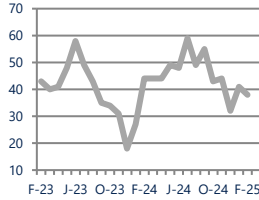
Zip Code(s): 20171

**Units Sold**  
24



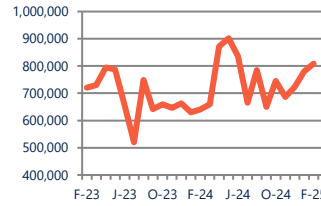
**Up 20%**  
Vs. Year Ago

**Active Inventory**  
38



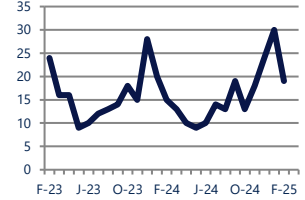
**Down -14%**  
Vs. Year Ago

**Median Sale Price**  
\$809,166



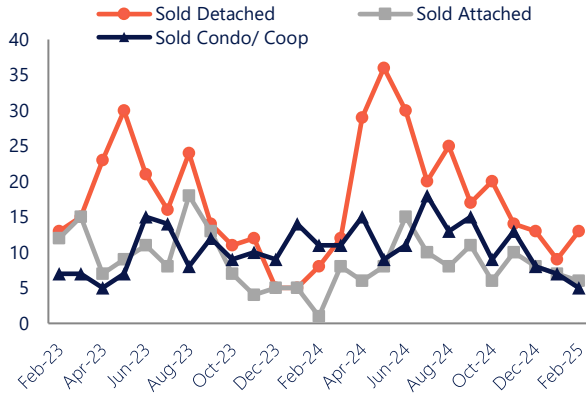
**Up**  
Vs. Year Ago

**Days On Market**  
19



**Up 27%**  
Vs. Year Ago

## Units Sold\*



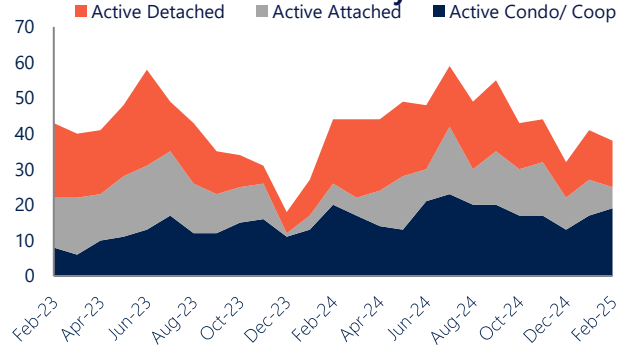
## Units Sold

There was an increase in total units sold in February, with 24 sold this month in McNair Farms and Franklin Farms versus 23 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 20% versus February 2024.

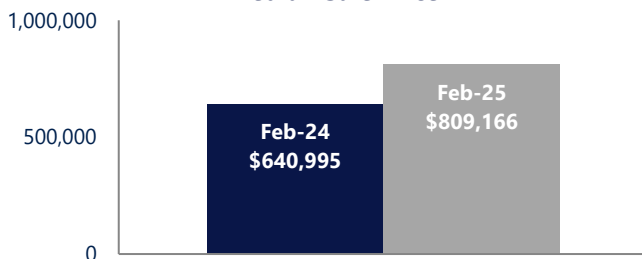
## Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 14%. The total number of active inventory this February was 38 compared to 44 in February 2024. This month's total of 38 is lower than the previous month's total supply of available inventory of 41, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for McNair Farms and Franklin Farms Homes was \$640,995. This February, the median sale price was \$809,166, an increase of \$168,171 compared to last year. The current median sold price is higher 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.

McNair Farms and Franklin Farms are defined as properties listed in zip code/s 20171.

\*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.

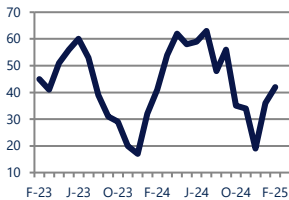
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MCNAIR FARMS AND FRANKLIN FARMS HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20171

## New Listings

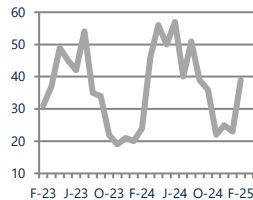
42



**Up 2%**  
Vs. Year Ago

## Current Contracts

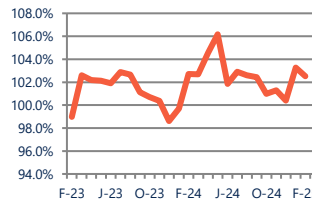
39



**Up 63%**  
Vs. Year Ago

## Sold Vs. List Price

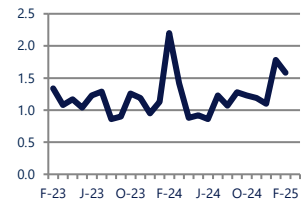
102.5%



**No Change**  
Vs. Year Ago

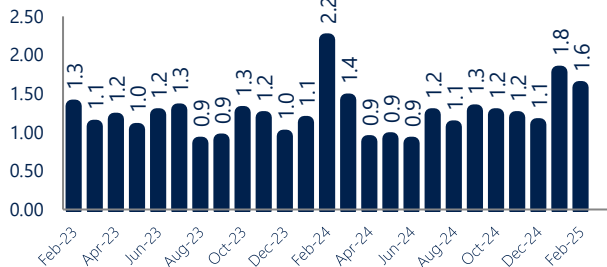
## Months of Supply

1.6



**Down -28%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

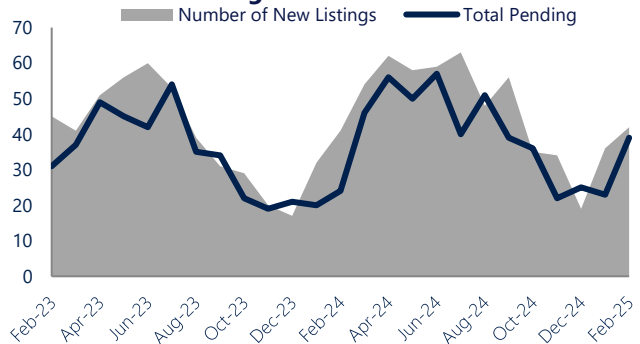
In February, there was 1.6 months of supply available in McNair Farms and Franklin Farms, compared to 2.2 in February 2024. That is a decrease of 28% versus a year ago.

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.

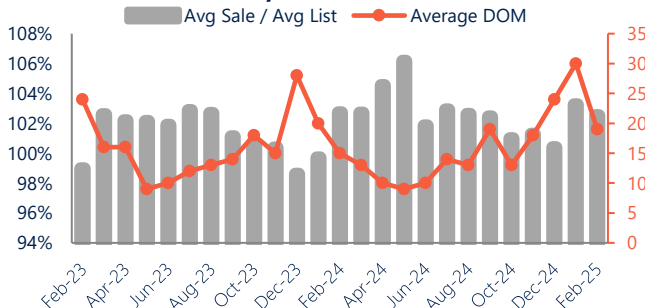
## New Listings & Current Contracts

This month there were 42 homes newly listed for sale in McNair Farms and Franklin Farms compared to 41 in February 2024, an increase of 2%. There were 39 current contracts pending sale this February compared to 24 a year ago. The number of current contracts is 63% higher 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 McNair Farms and Franklin Farms was 102.5% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 15, an increase of 27%.

McNair Farms and Franklin Farms are defined as properties listed in zip code/s 20171.

\*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.