

THE LONG & FOSTER MARKET MINUTE™

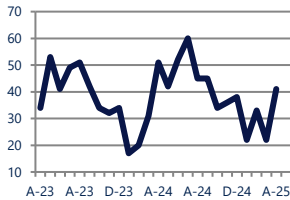
FOCUS ON: **NOKESVILLE AND BRISTOW HOUSING MARKET**

APRIL 2025

Zip Code(s): 20136 and 20181

Units Sold

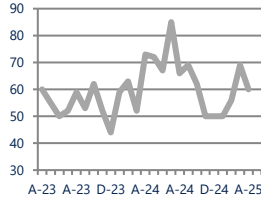
41



Down -20%
Vs. Year Ago

Active Inventory

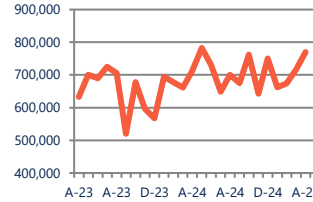
60



Down -18%
Vs. Year Ago

Median Sale Price

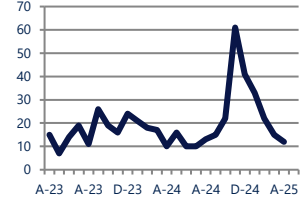
\$770,000



Up 8%
Vs. Year Ago

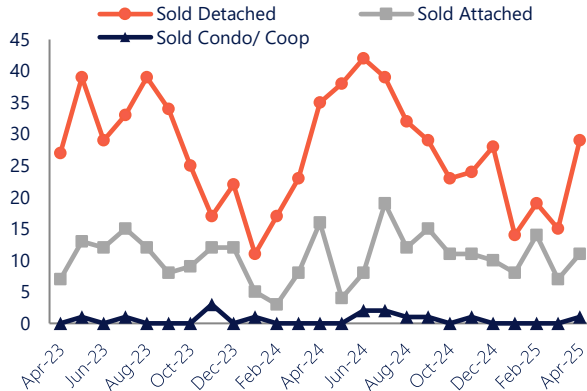
Days On Market

12



Up 20%
Vs. Year Ago

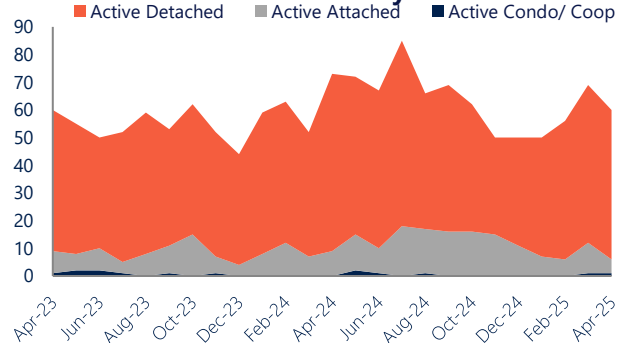
Units Sold*



Units Sold

There was an increase in total units sold in April, with 41 sold this month in Nokesville and Bristow. This month's total units sold was lower than at this time last year.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 18%. The total number of active inventory this April was 60 compared to 73 in April 2024. This month's total of 60 is lower than the previous month's total supply of available inventory of 69, a decrease of 13%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Nokesville and Bristow Homes was \$712,000. This April, the median sale price was \$770,000, an increase of 8% or \$58,000 compared to last year. The current median sold price is 7% 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.

Nokesville and Bristow are defined as properties listed in zip code/s 20136 and 20181.

*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™

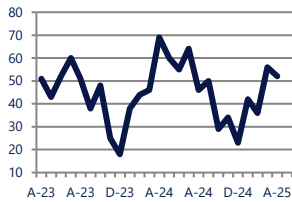
FOCUS ON: **NOKESVILLE AND BRISTOW HOUSING MARKET**

APRIL 2025

Zip Code(s): 20136 and 20181

New Listings

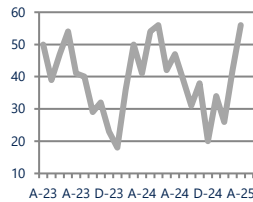
52



Down -25%
Vs. Year Ago

Current Contracts

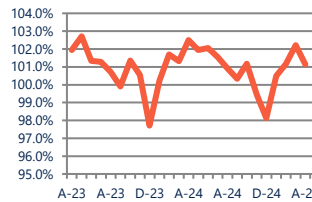
56



Up 37%
Vs. Year Ago

Sold Vs. List Price

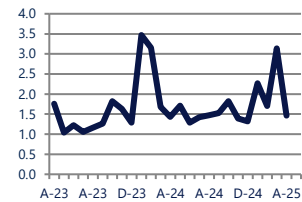
101.1%



Down -1.3%
Vs. Year Ago

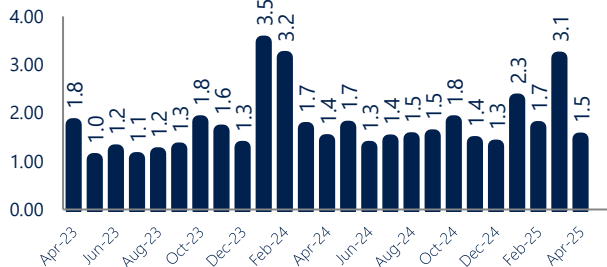
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

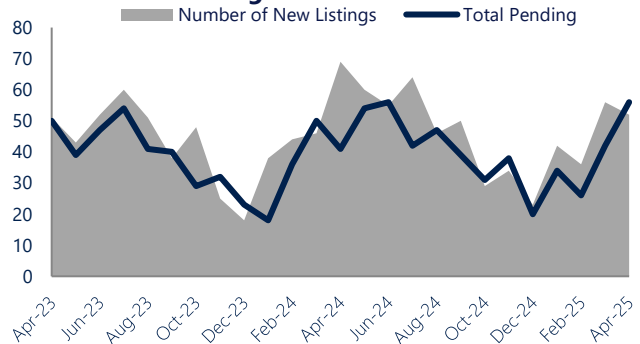
In April, there was 1.5 months of supply available in Nokesville and Bristow. The amount of supply is similar compared to a year ago.

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.

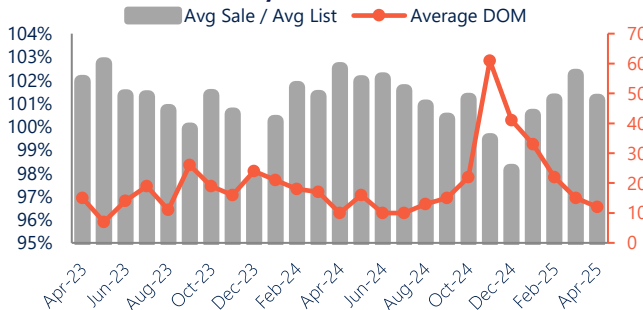
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Nokesville and Bristow compared to 69 in April 2024, a decrease of 25%. There were 56 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 37% 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 Nokesville and Bristow was 101.1% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 10, an increase of 20%.

Nokesville and Bristow are defined as properties listed in zip code/s 20136 and 20181.

*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.