

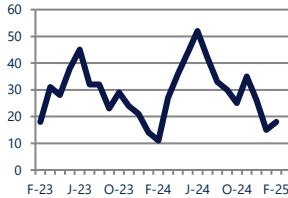
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHERN CENTREVILLE HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20120

Units Sold

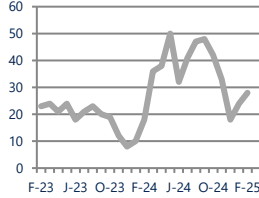
18



Up
Vs. Year Ago

Active Inventory

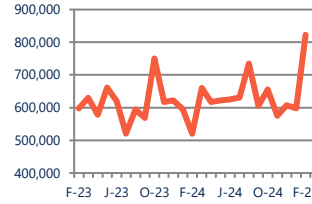
28



Up 56%
Vs. Year Ago

Median Sale Price

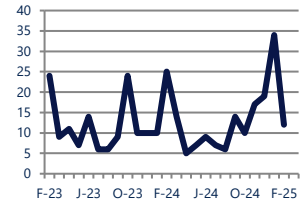
\$822,562



Up
Vs. Year Ago

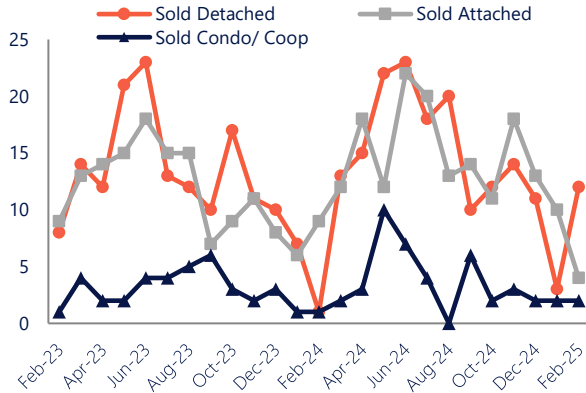
Days On Market

12



Down
Vs. Year Ago

Units Sold*



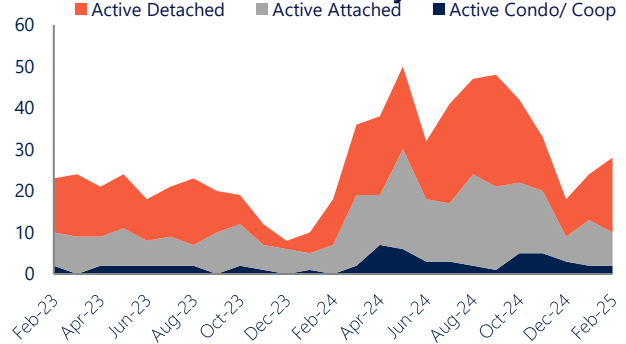
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 18 sold this month in Northern Centreville. This month's total units sold was higher than at this time last year, an increase from February 2024.

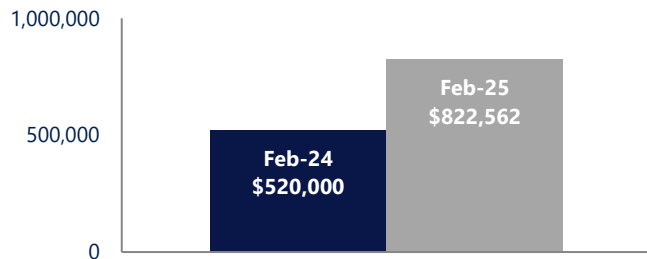
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 56%. The total number of active inventory this February was 28 compared to 18 in February 2024. This month's total of 28 is higher than the previous month's total supply of available inventory of 24, an increase of 17%.

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 Northern Centreville Homes was \$520,000. This February, the median sale price was \$822,562, an increase of \$302,562 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.

Northern Centreville are defined as properties listed in zip code/s 20120.

*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.

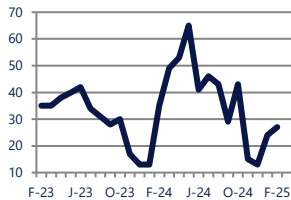
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FOCUS ON: **NORTHERN CENTREVILLE HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20120

New Listings

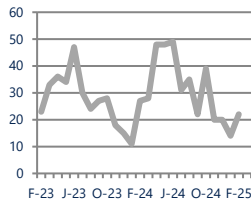
27



Down -23%
Vs. Year Ago

Current Contracts

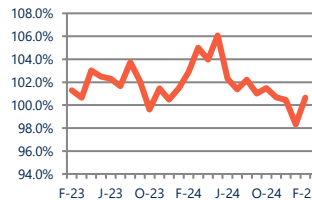
22



Down -19%
Vs. Year Ago

Sold Vs. List Price

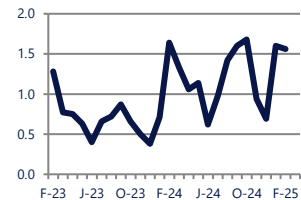
100.6%



Down -2.2%
Vs. Year Ago

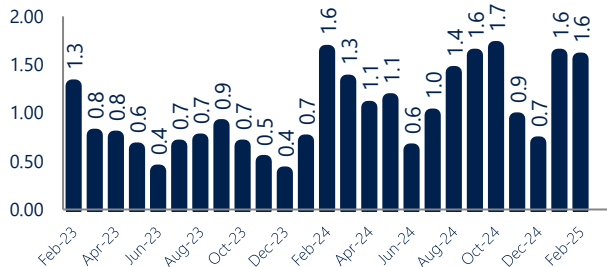
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

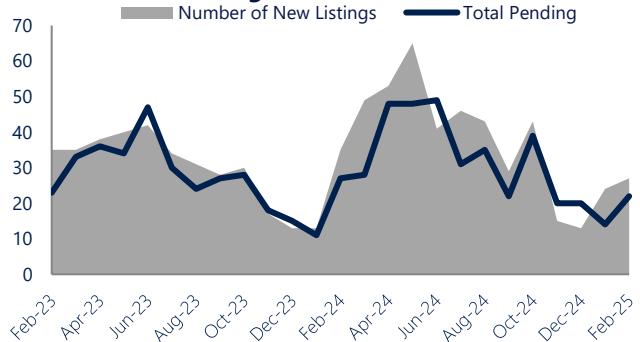
In February, there was 1.6 months of supply available in Northern Centreville. The amount of supply is similar compared to a year ago.

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.

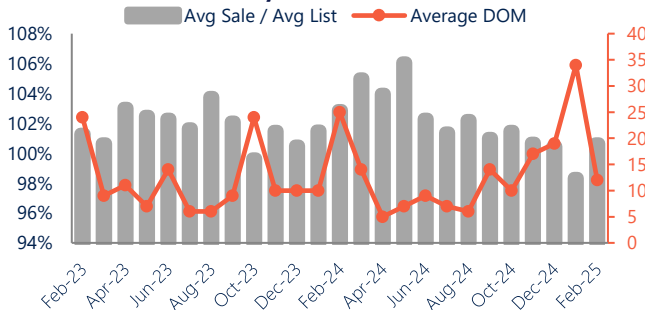
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Northern Centreville compared to 35 in February 2024, a decrease of 23%. There were 22 current contracts pending sale this February compared to 27 a year ago. The number of current contracts is 19% lower 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 Northern Centreville was 100.6% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 25. This decrease was impacted by the limited number of sales.

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